



DESIGNS *for* CONVENIENT LIVING



by RICHARD B. POLLMAN

\$1⁵⁰

Home is more than a roof between you and the sky—more than four walls between you and the weather. It's more than a place to hang your hat. It's the place you come back to at the end of the day—at the end of a dream—at the end of a journey.

It's your space to grow in and it grows with you and like you. It becomes you—it belongs to you in a special way—different from other possessions.

You want the "Things" you acquire to fit your way of life. It is your way of living which should guide your choice of home furnishings. You want the possessions you place there to fit your future—so you must plan ahead.

When you have a fair picture in mind of the kind of house you want, and where you want it, and the kind of family life you want in it, then start your home furnishing plans. Start when the house is just a gleam in your eye, or, at the latest, when it reaches the final design stage. Then your home will have a unity inside and out that the average home seldom shows.

Plan ahead step by step. Budget carefully: necessities, like beds, good chairs, rugs, and durable kitchen utensils come first; venetian blinds, draperies, lamps and pictures come next. And then the small things that give charm and individuality—figures, bookends, and other decorative accessories.

Every family will have a different list, a different dream, a different figure behind the dollar sign, but every one of you will find exactly what you want at the price you can pay at Sears Roebuck and Company, home furnishers to America for over half a century.

Every family will want to buy their home furnishings at Sears because Sears has a complete selection of all goods for the home—and all under one roof.

Sears' organization, because of many years in the business, because of tremendous resources, has the "know-how" to buy the best goods at the lowest prices to serve all your needs.

Sears maintains strict quality standards. In our laboratories we test and re-test all merchandise for your protection; we create standards which our manufacturers must fulfill for your satisfaction. We guarantee our goods to you.

Sears maintains a staff of home economists, decorators, designers and artists to assure you the best product in utility, design, color and workmanship.

Sears' Harmony House merchandise is color correlated. Slip-covers tie in with carpeting, wallpaper with paint and so on throughout every household item. In the Harmony House selection there is a style for every taste and a price for every purse.

Sears' personnel is trained to understand your needs, your problems and to serve you to your complete satisfaction. We can and will help you plan the furnishings for your future home to suit your heart's desire. In our tremendous home furnishing assortments there is the right selection for you.

To plan ahead is to plan soundly.

SO BEGIN NOW WITH SEARS.

Designs for Convenient Living

by
RICHARD B. POLLMAN

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The purpose of this book is to clarify the objectives and the methods of present-day home architecture by interpreting the technical in the language of the layman.

We want *you*, as a potential home-owner, to understand recent departures and developments as they pertain to *you* and your own particular housing requirements.

Fundamentally, the theory behind the work of the contemporary designer is in no sense mysterious. Rather, it is a straightforward approach to a problem—that problem being the creation of a home that will serve its owner.

The architect, the designer, and the builder join their skills and specialized knowledge to create a home that provides the greatest amount of *convenient living*.

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Today's home has one important keynote: it should, if we are to live more comfortably, more efficiently, and more economically, reflect the many advances we have made in the fundamentals of living. We have found better ways to heat and ventilate houses; we have learned more scientific truths about healthful living; we have learned how to work *with* nature and not against it. The natural advantages can be used by us in today's house to create a great deal more of convenient living.

PURPOSE... WHAT TO ACHIEVE

A home must meet the needs of the family, be comfortable and convenient, and must be an expression of personal taste. Simplicity is always desirable above useless ornamentation, and there should be a tasteful balance between wall areas and openings. Materials should be used with understanding as to their nature and function, and finally the landscaping should complete and enhance the whole effect. All of these requirements for a comfortable, efficient, and beautiful home will be discussed further in this book.

LACK OF FORETHOUGHT IN PLANNING

The purchase or the building of a home is usually the largest single investment of a lifetime, and the savings of years will be spent to satisfy the desire for a home. Yet, many people make purchases without sufficient forethought and find themselves burdened with homes that fall short of their living needs. Sufficient time spent in the planning of a home to fit your requirements will help you discover faults which might otherwise not have been found until after you had started construction, or had lived in the home—too late to make changes economically. The principle purpose of this book is to show you how to plan for your house and for all the conveniences in it.

COMPETENT PROFESSIONAL ADVICE

In order to safeguard your investment, and to have the home from which you can derive the greatest pleasure and convenience, you must give a great deal of time to planning. Plan what you want in your home and then take your problem to an architect and a competent builder. Under the skilled guidance of a professional designer your home has every chance of surpassing your fondest hopes. Make clear your desires, and be frank about the amount you intend to spend. Some compromise may be necessary as your budget is fitted to your needs, but it is important to know that the answer need not be sacrifice. It is more than probable that all your requirements can be taken care of by clever planning. This combination of planning and professional advice will save you money and bring you the greatest return from your investment.

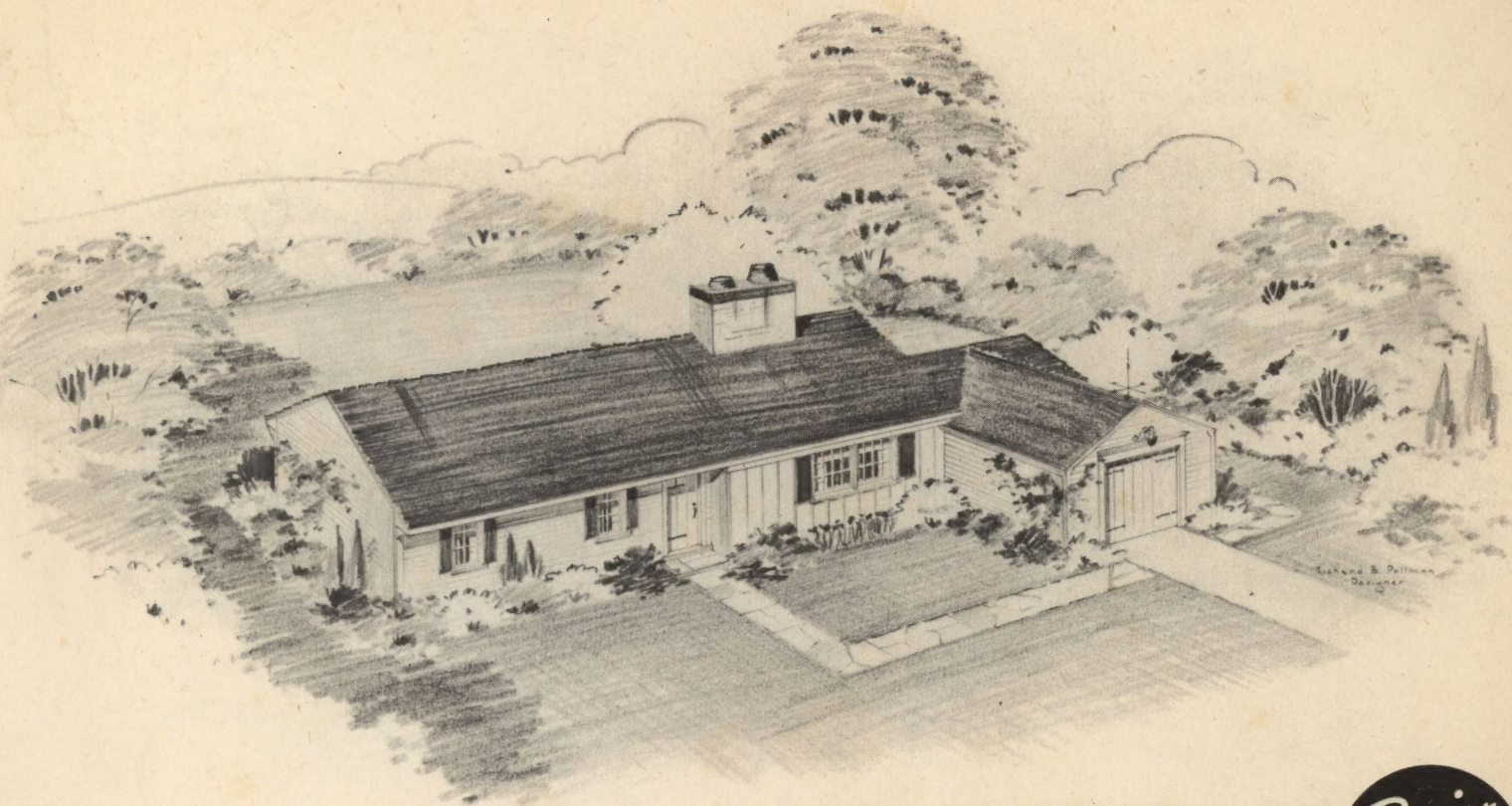
FINANCING

First: "How much can we afford to spend?" Judge "today's house" not by the number of rooms or by the cubic foot contents or square foot area method, but in the conveniences, equipment, and built-in features you desire. Under most lending systems the cost of the house and lot is about two and one-half times the annual income of the borrower. If you earn \$3,000, you could afford to spend \$7,500 for a house and lot. See page 79 for tables of loans, payments, etc. When considering the amount you can afford for your house, and if you are a veteran of World War II, be sure to investigate the Veterans Administration thoroughly for information on home loans. The GI Bill of Rights makes special allowances for veterans.

THE MODEL HOMES

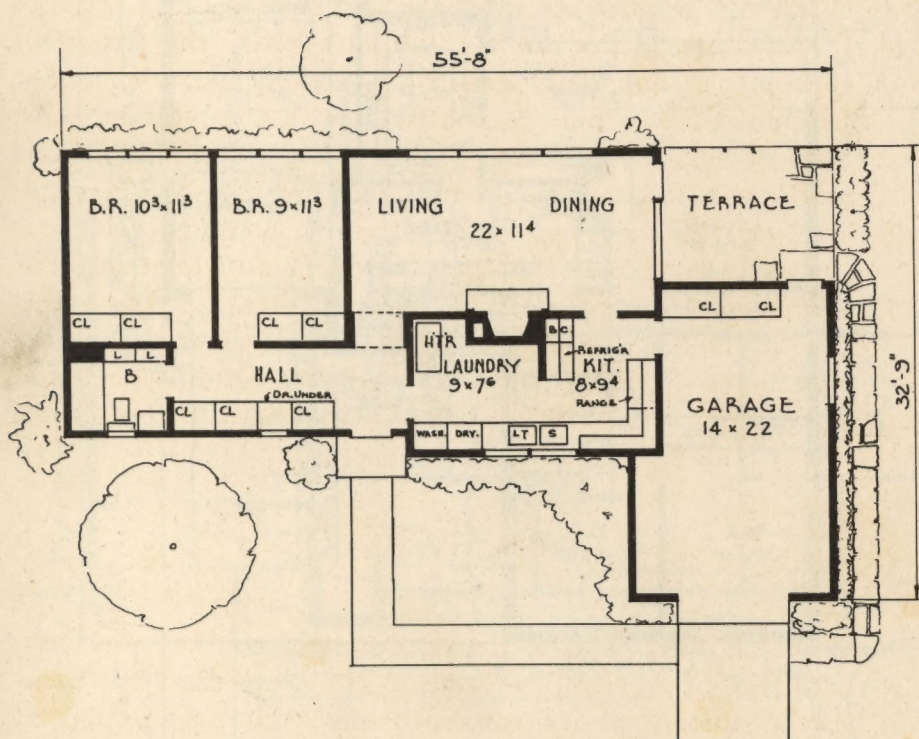
The following designs are examples of comfort and convenience in present-day homes. The plans show the number of square feet of area; approximate cost may be arrived at by applying prevailing square foot cost to the selected design. If accurate costs are desired, a competent architect and contractor should be retained, as such an estimate requires detailed computation. Such computation is usually beyond the layman's knowledge, especially in a period of fluctuating prices.



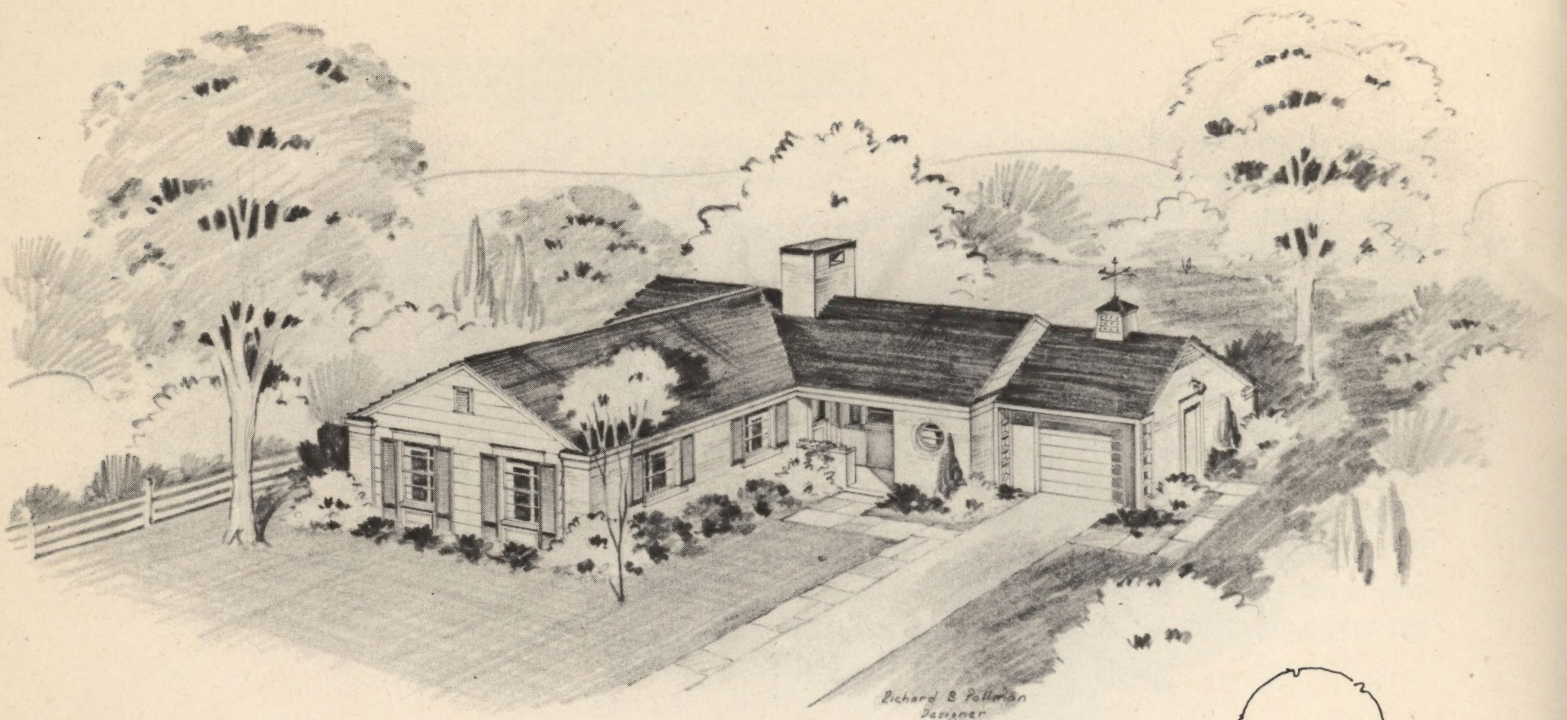


Design
NO. **1**

925 SQ. FT.
Excluding Garage



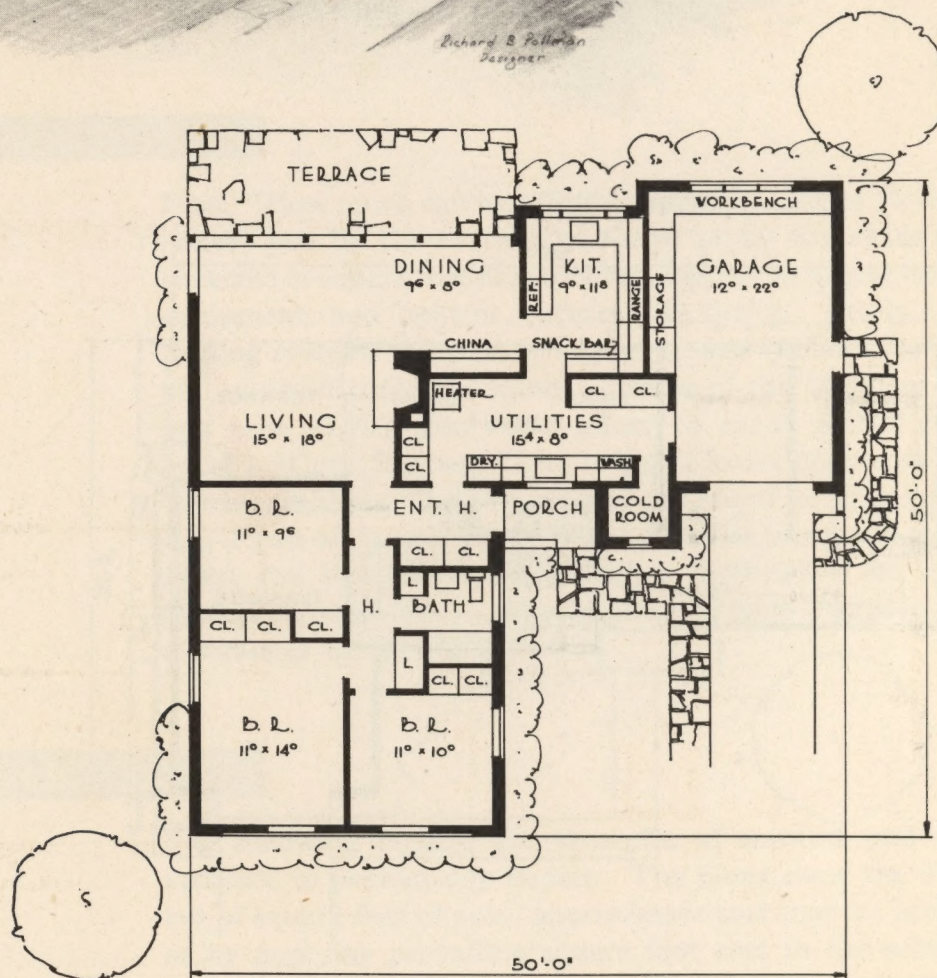
The arrangement of the plan in this colonial cottage eliminates the use of rooms for halls and creates a feeling of spaciousness in the combined rooms. Generous storage wall closets have been provided and the garage offers ample room for storage and family hobbies. Household chores are made easy because of the automatically equipped kitchen-laundry. Radiant floor heating is the answer to the "Cold Floor" problem in this home.



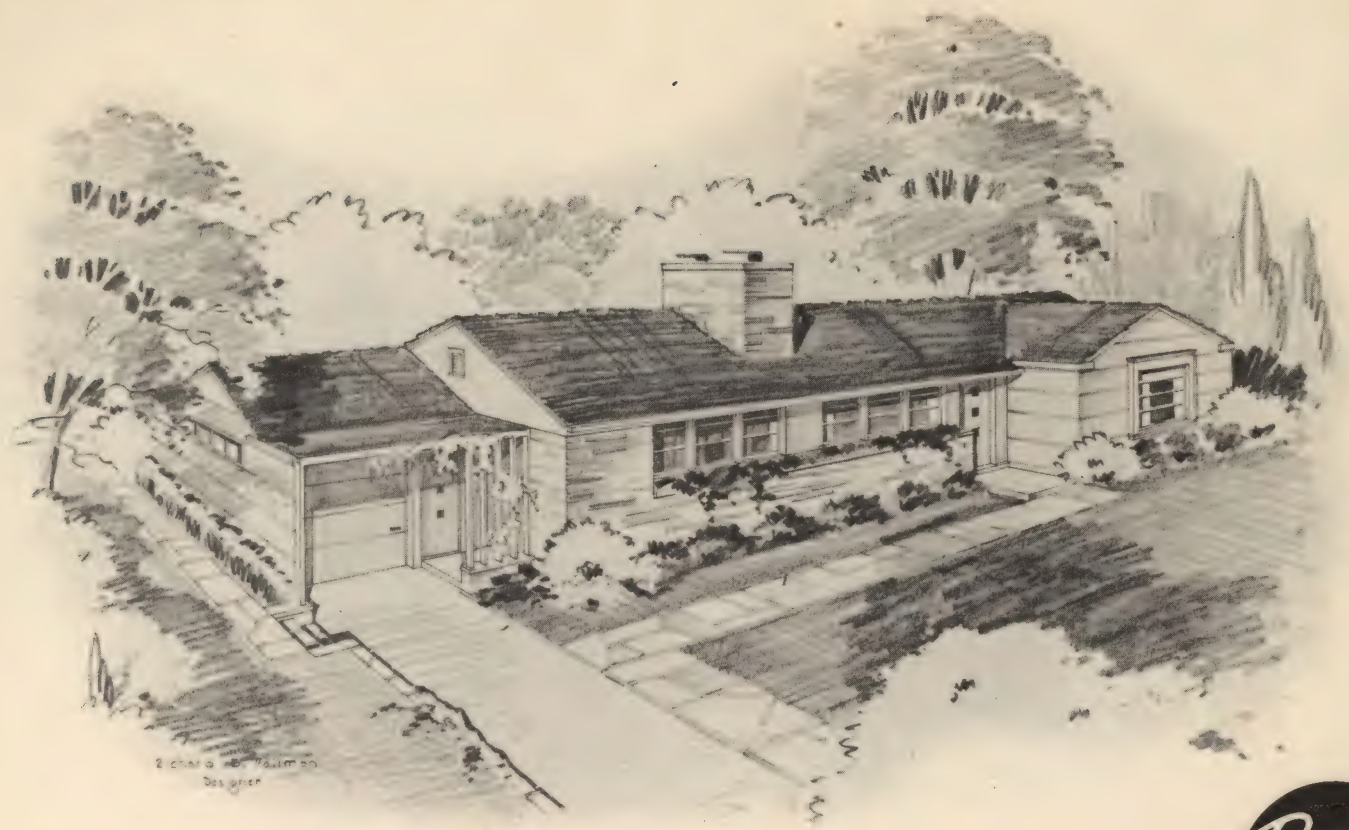
Richard B. Pollman
Designer

Design
NO. **2**

1440 SQ. FT.
Excluding Garage

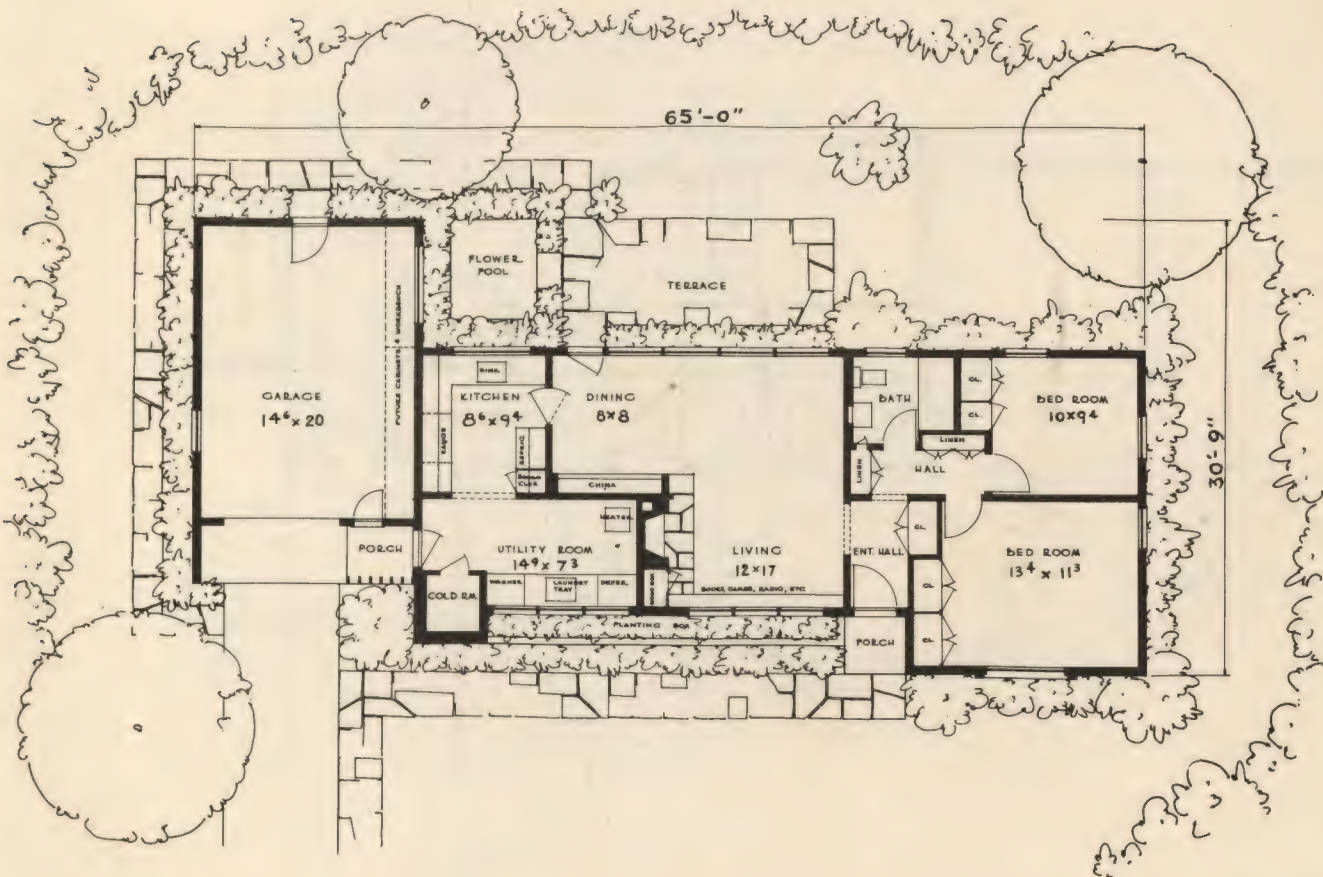


The living-dining room in this L-shaped home has great privacy and the continuous glass wall overlooking the terrace and garden extends the living into the outdoors. The entrance hall gives access to all rooms without conflict. The kitchen, utility room and garage have been designed as a convenient work and hobby center. Many built-in storage features are included throughout the plan to provide a "place for everything".



Design
NO. **3**

970 SQ. FT.
Excluding Garage

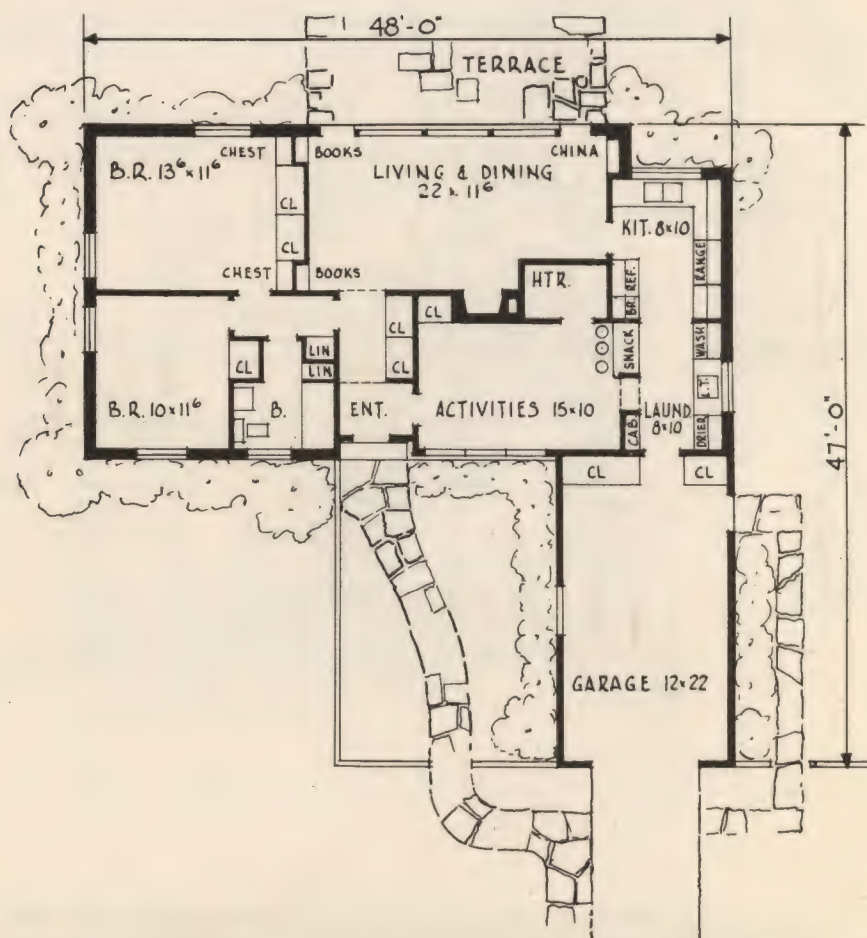


The exterior of this home has been designed with simplicity. The long ledgerrock faced flower box and low roof lines accent the horizontal feeling. A beautiful fireplace, built-in cabinets, book shelves and china-buffet are features of the L-shaped living-dining area. The compact kitchen and laundry arrangement provides free floor area for children's activities. The cold room could be an extra lavatory if desired.

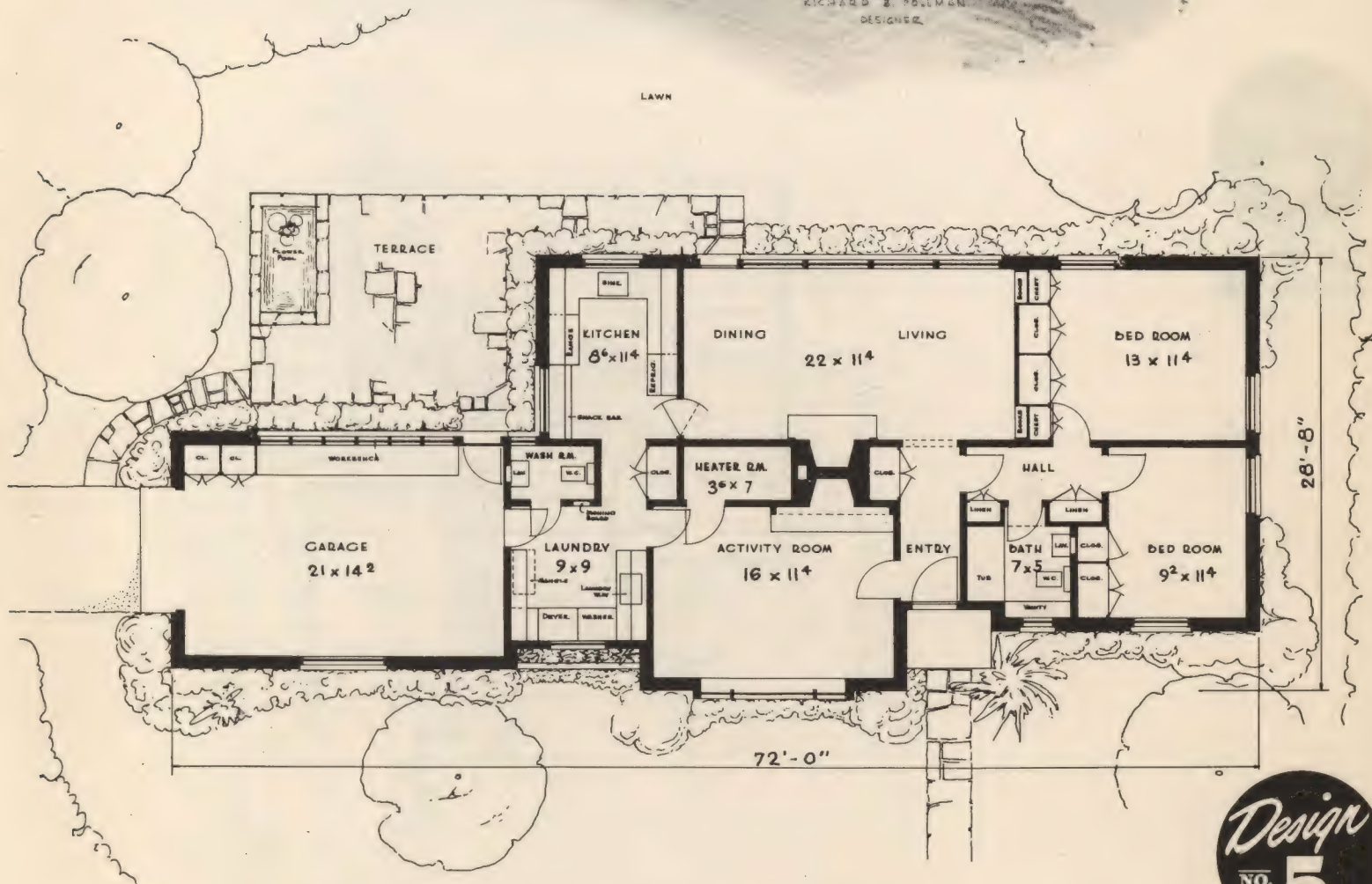


Design
NO. 4

1160 SQ. FT.
Excluding Garage



The much-used activities room is a feature of this small home. Social living, children's activities, sewing, guest sleeping, study, etc., will find a place in this area. It also works well with the kitchen and laundry to provide a very flexible living arrangement. The small entrance hall eliminates cross-room traffic. Twelve built-in storage wall units are noteworthy. The heater room contains the small boiler that supplies radiant floor heating.



A small house looks very pretentious when the attached garage is turned sideways. At least 25 feet should be provided for a turning radius however, on an interior lot. Emphasis has been placed on the living and work center in the plan. The U-shaped kitchen, the built-in laundry, the activities room, the wash room and hobby garage are grouped to save steps in the daily routine of living. With radiant floor heating, drafts and cold floors are no problem.

Design
NO. **5**

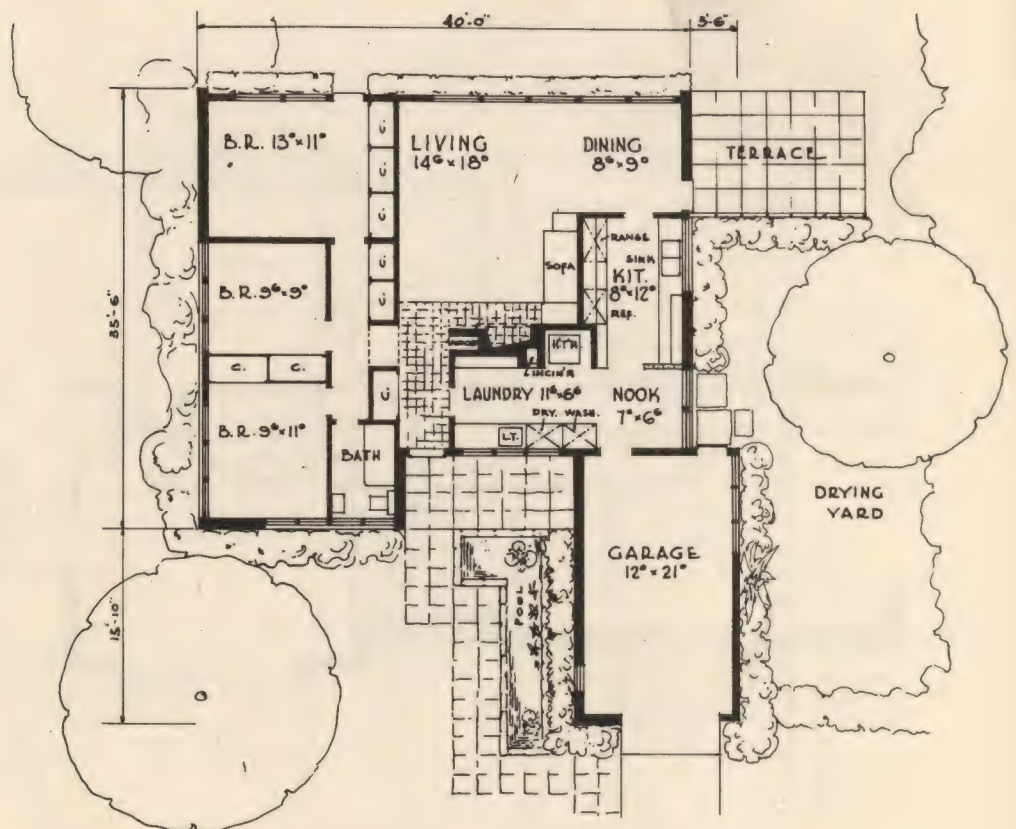
1290 SQ. FT.
Excluding Garage



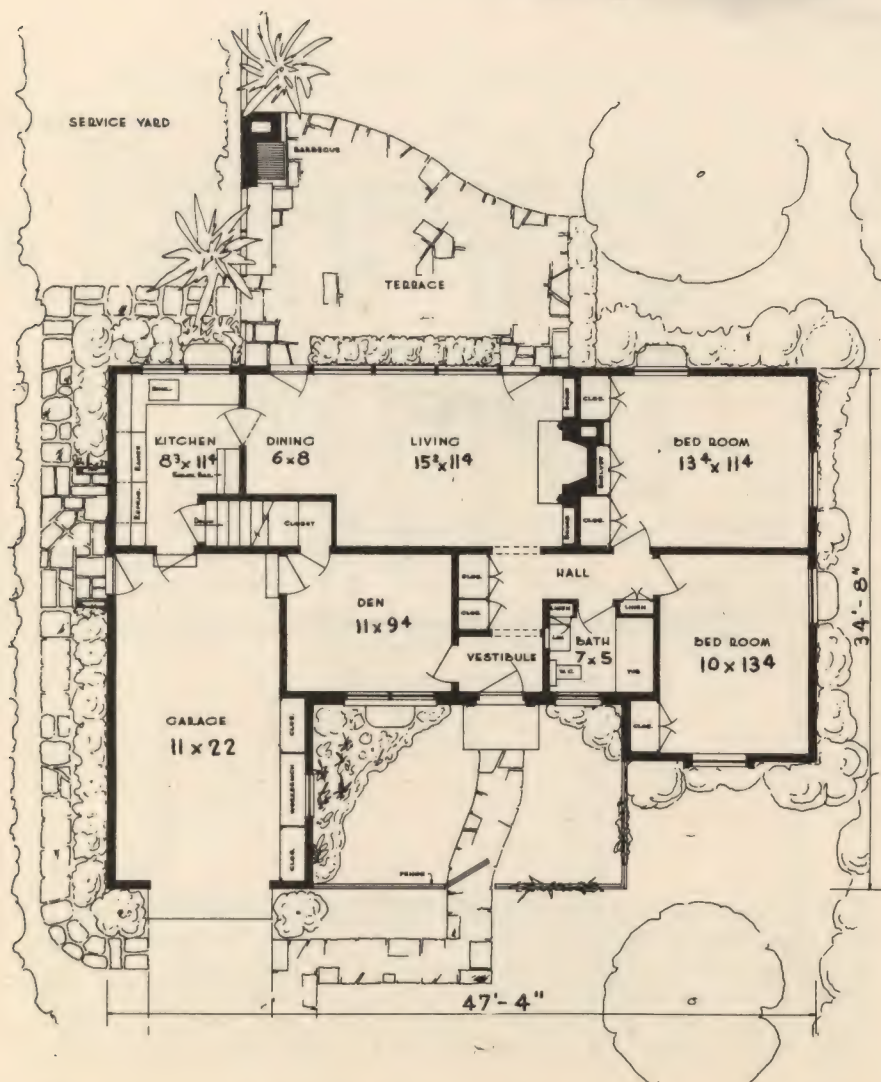
Richard S. Fallman
Designer



1160 SQ. FT.
Excluding Garage



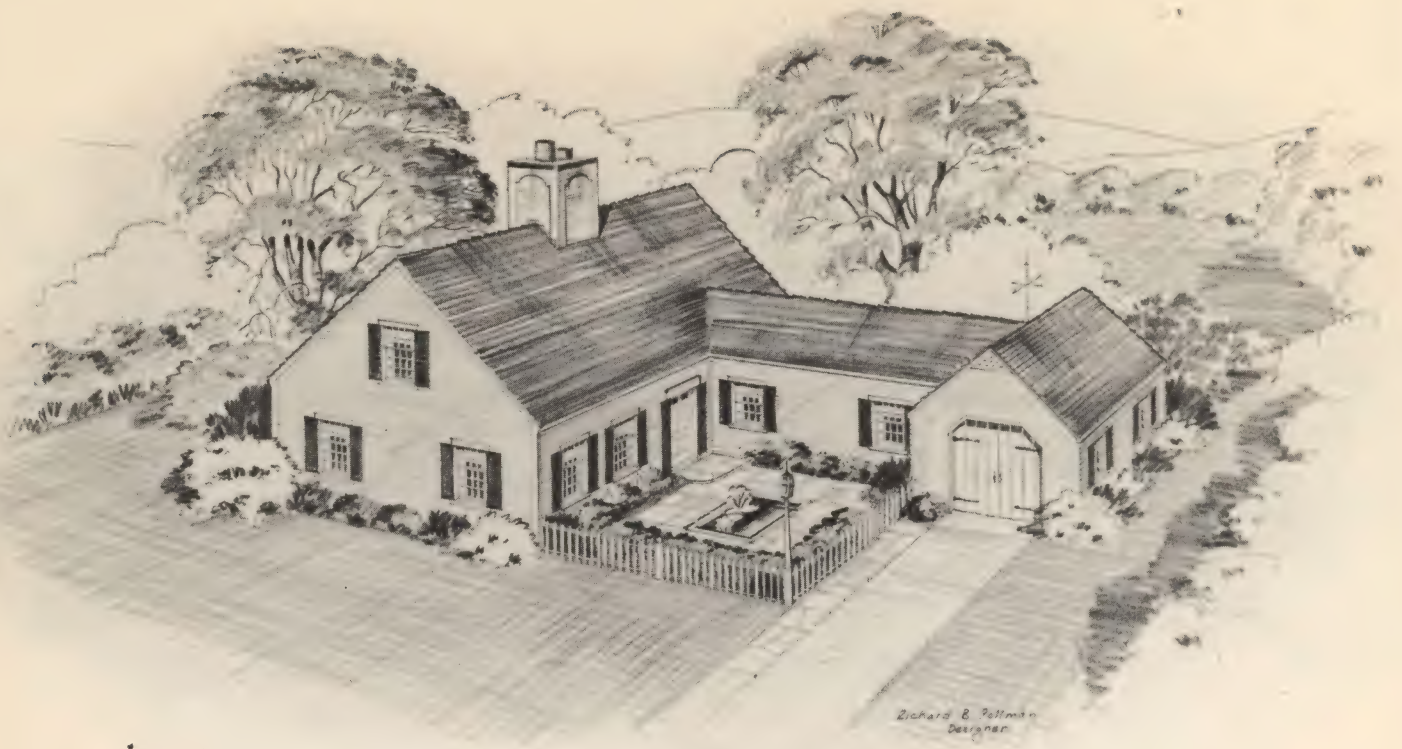
Emphasis has been placed on modern detail combined with a low-pitched, overhanging main roof in this design. The exterior walls of colorful ledgerrock stone and plywood panels blend into the landscaping and become a natural part of the setting. The large living-dining area has been arranged for functional furniture groupings. Note the convenience of the combined kitchen-nook-laundry. The hobby garage is ideal for any family.



Design
NO. 7

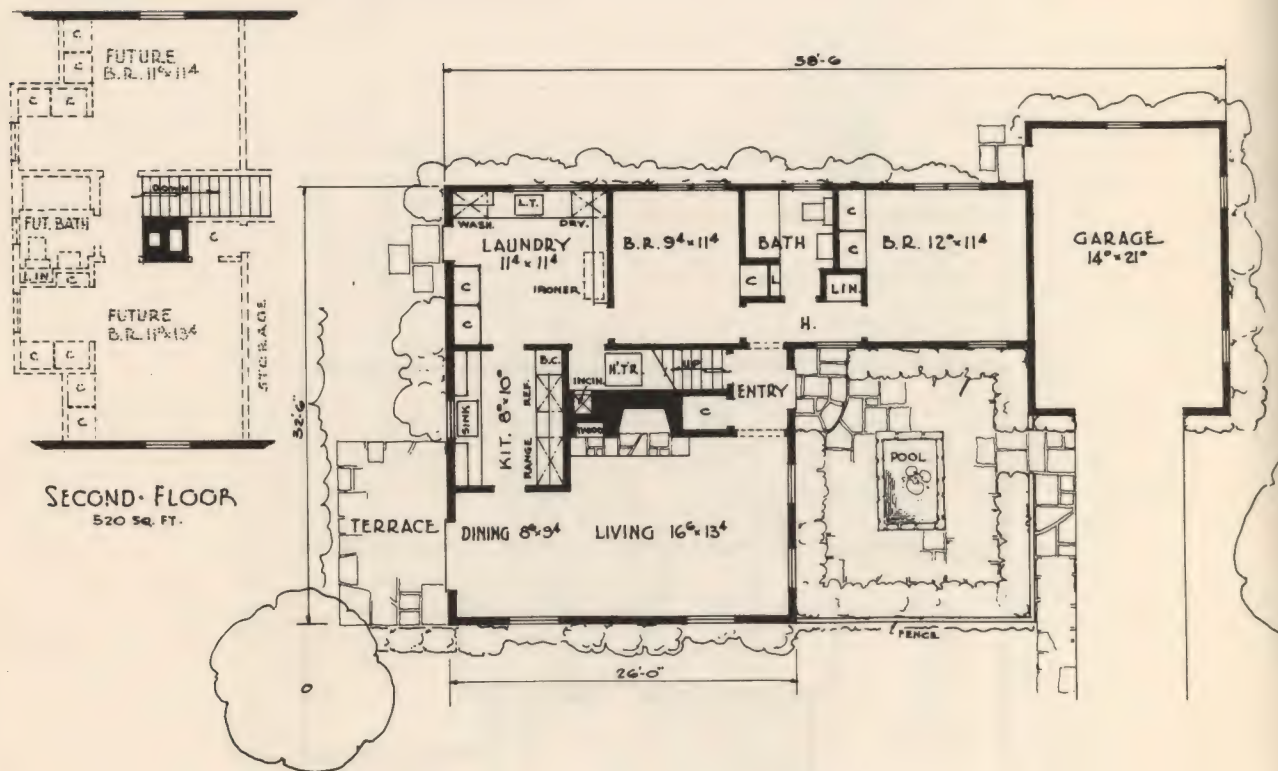
1011 SQ. FT.
Excluding Garage

Wide gray shingles, blue and gray ledgerrock, white trim and dark blue-black roof is the color scheme of this home. With the interesting details of the fence, cupola, box bay, ornamental iron hinges and weathervane added against a background of landscaping, the picture is complete. This small colonial home has a full basement and radiant hot water heating installed in the floor construction.

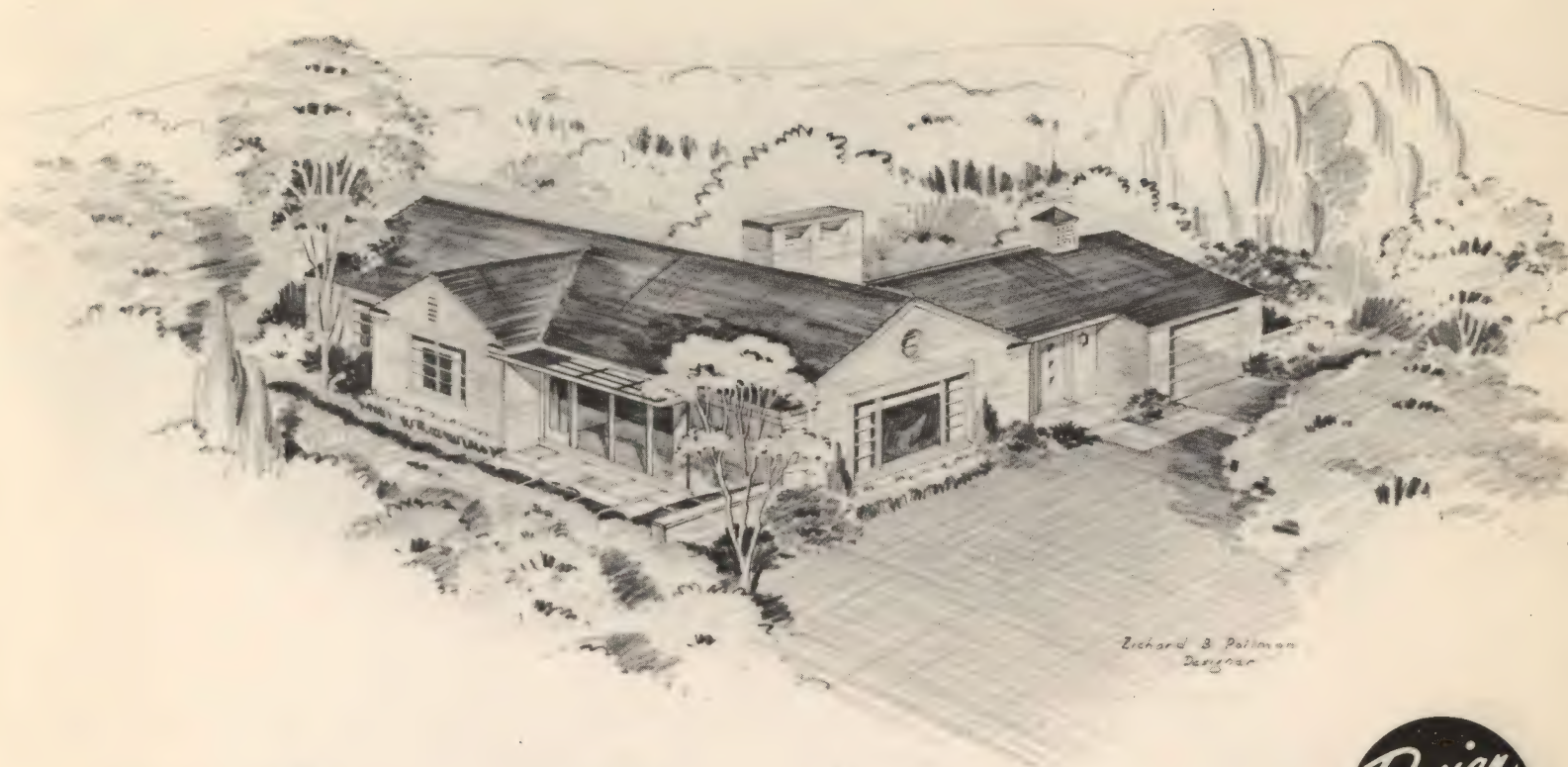


Design
NO. 8

1065 SQ. FT.
Excluding Garage



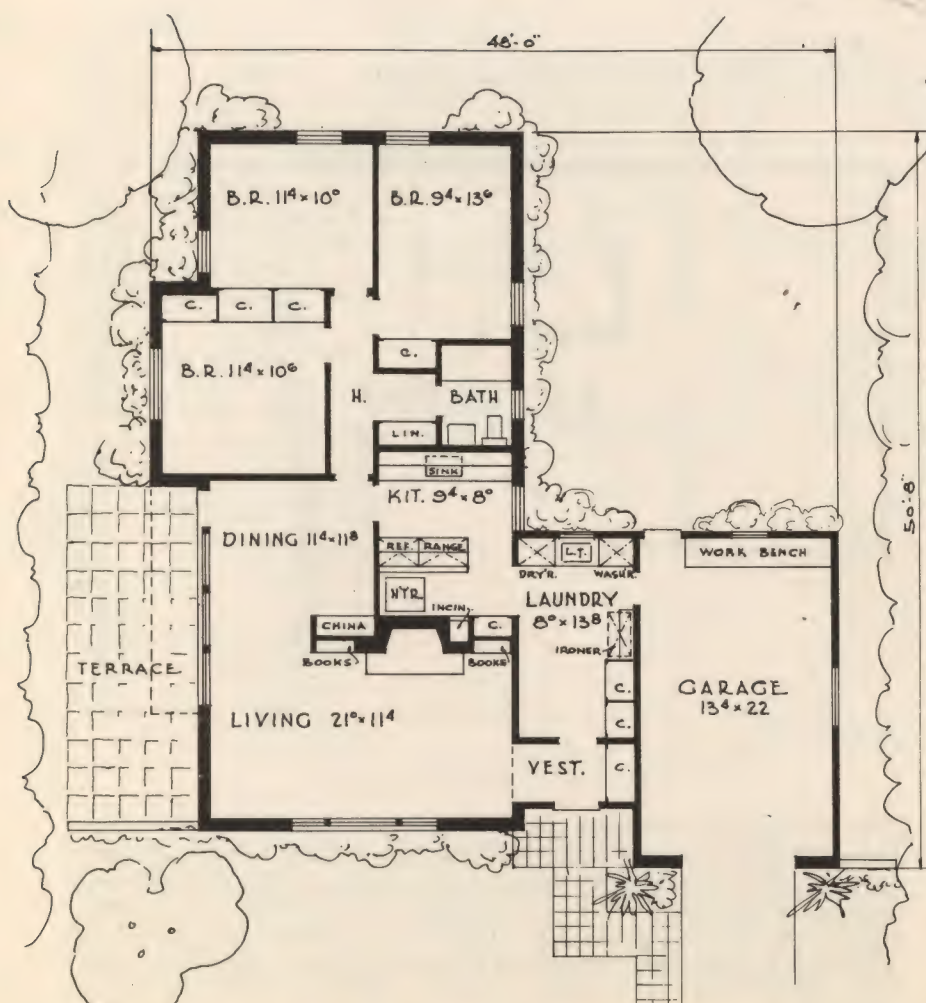
In this home the friendly feeling of the traditional Cape Cod design has been combined with new convenience features of planning. The bright modern kitchen, the automatically equipped laundry, radiant heating, storage wall closets, etc., are all a part of the new home. The upstairs has been planned for future use as family needs demand. Space for two bedrooms, a bath and plenty of closets has been provided.



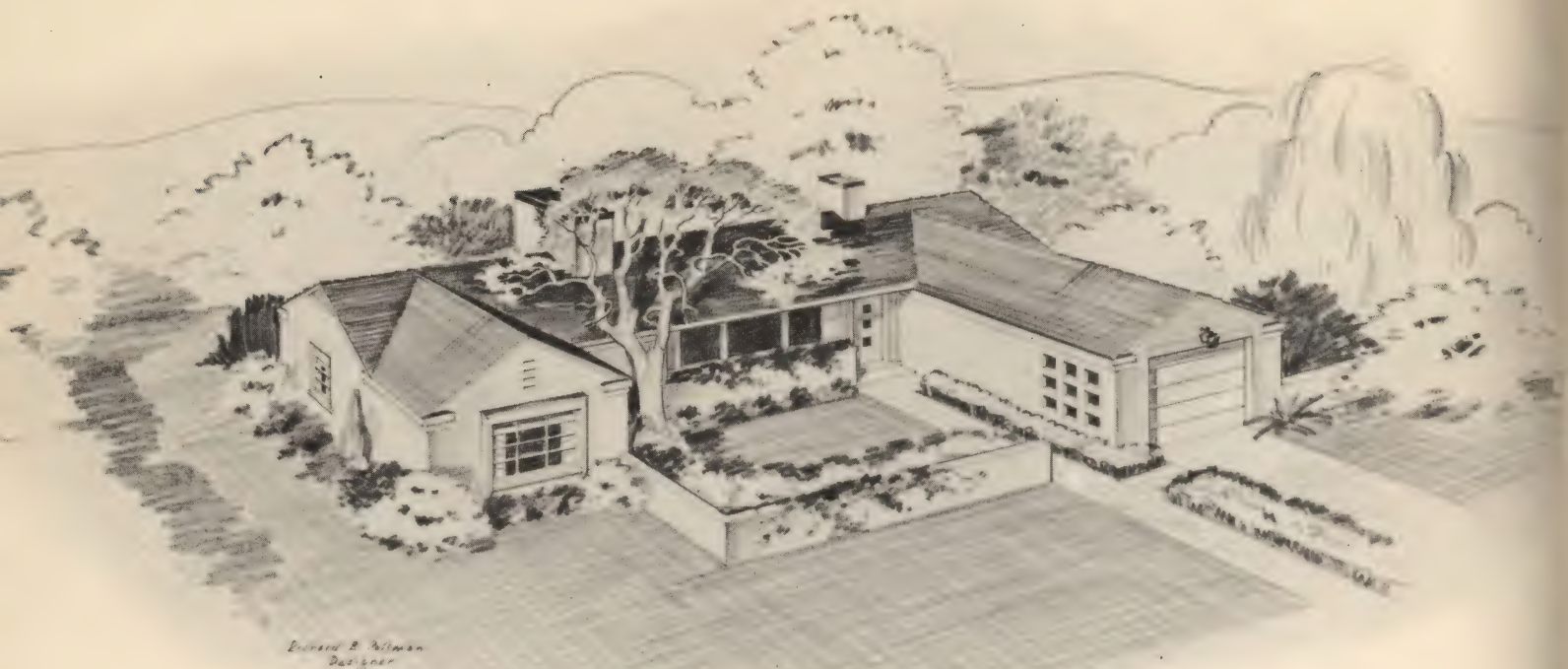
Richard B. Patterson
Designer



1300 SQ. FT.
Excluding Garage

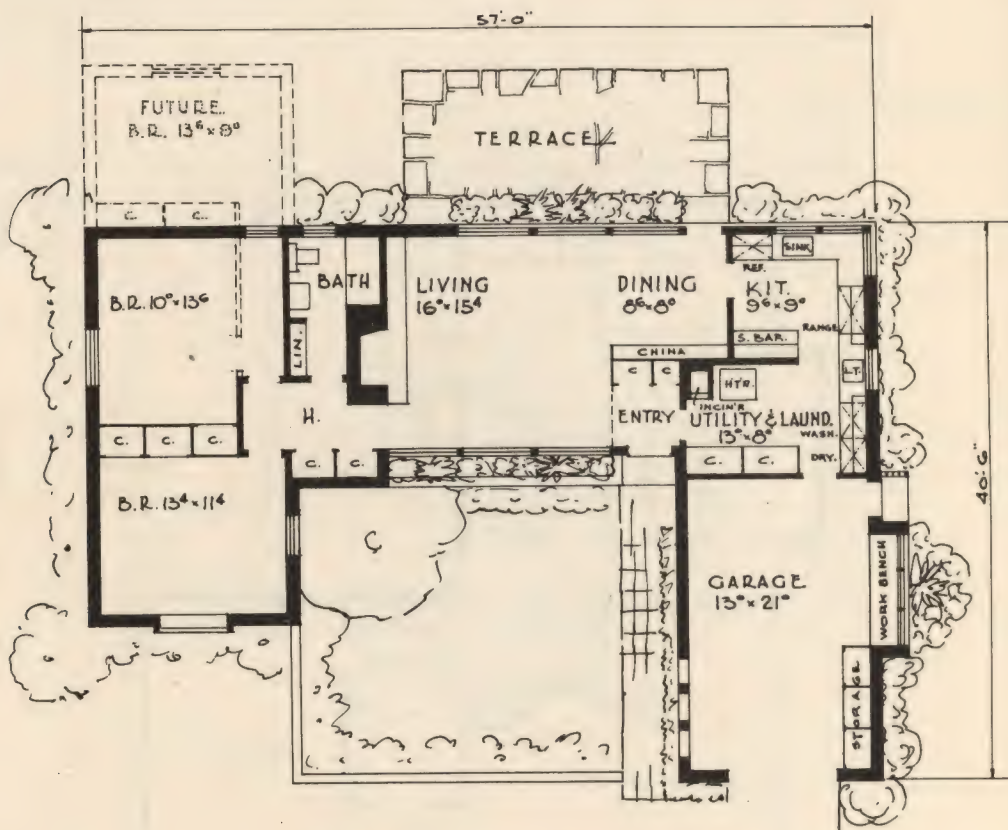


This three bedroom home is a modified colonial design of red brick and stained cypress trim. The natural colors of all of the materials blend with the landscaping for a charming effect. The L-shaped plan provides a definite separation of the outdoor living and service yards and has been designed for flexibility of family living. The work center is handy to the bedrooms and entrances. Note the incinerator tucked away with the boiler behind the fireplace.

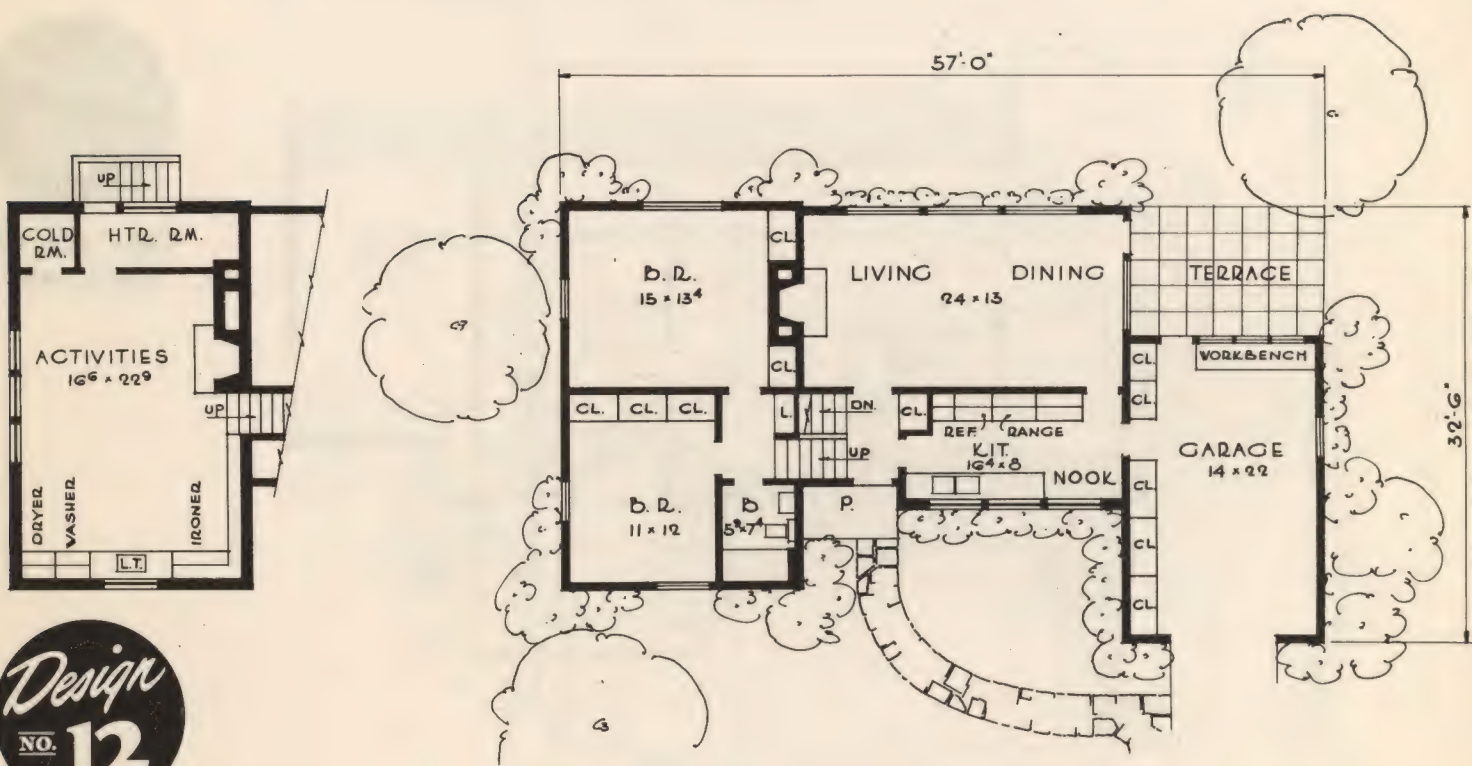


Design
NO. 10

1170 SQ. FT.
Excluding Garage



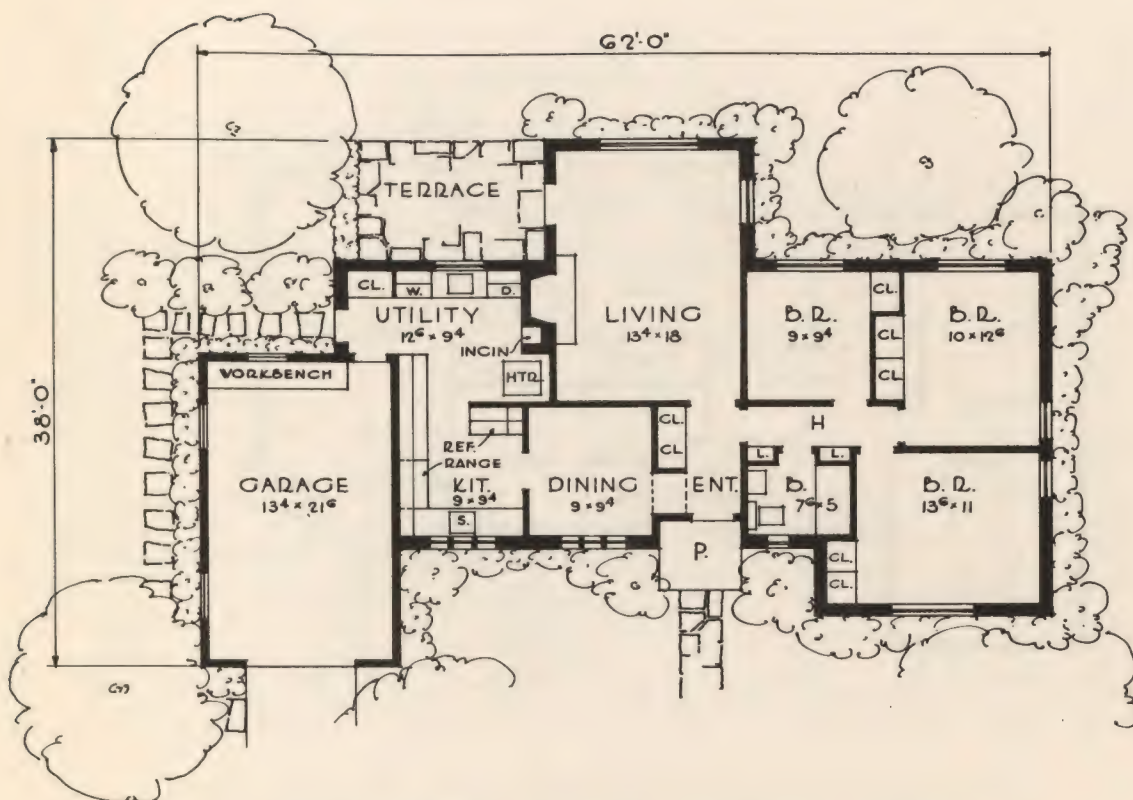
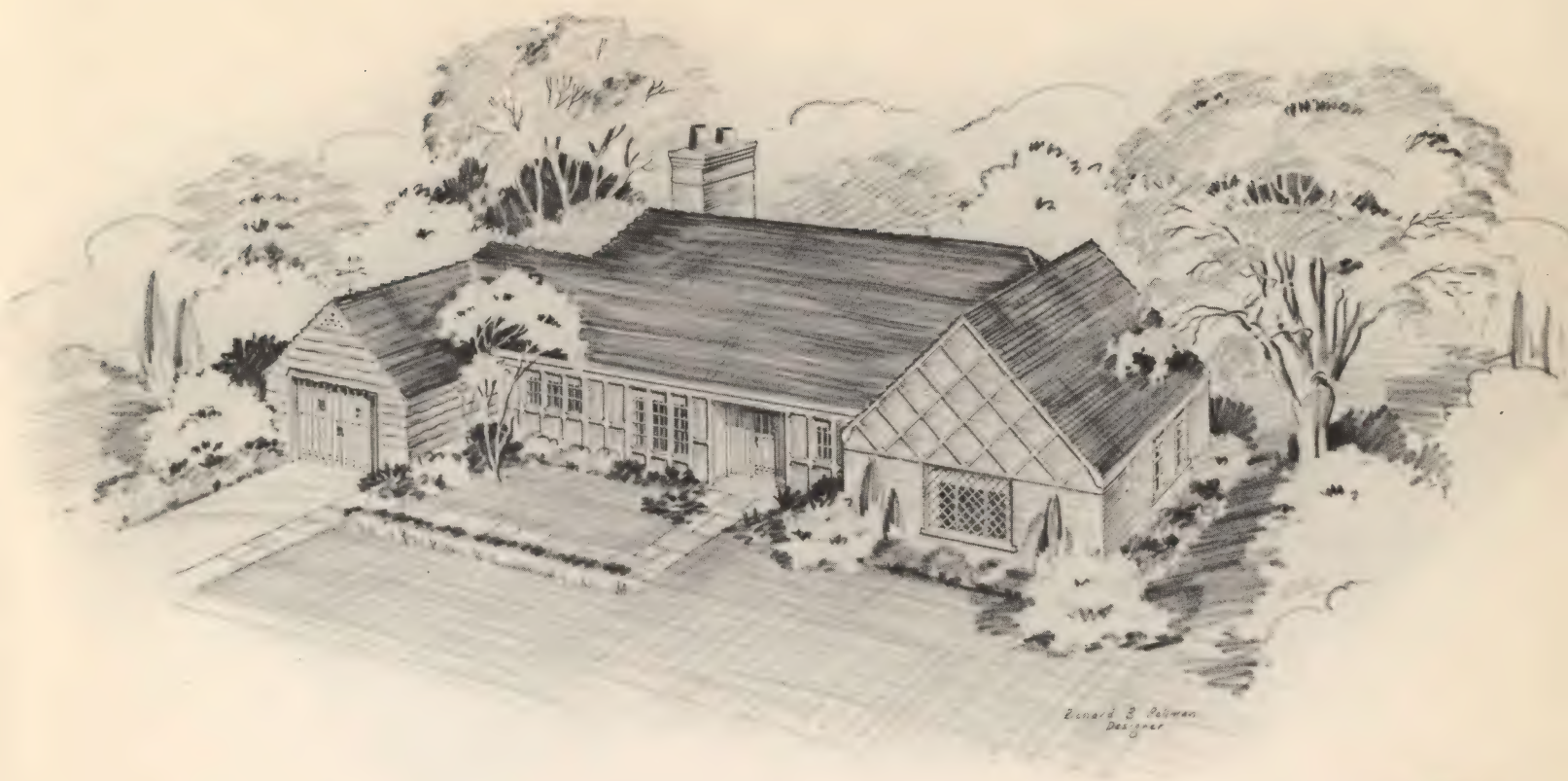
The low pitched roof and entrance patio of this U-shaped home is characteristic of the southwest. However, in recent years homes of this type have been spreading over the entire country and popularly called "Ranch Houses". The inviting appearance and domestic quality of this home is very favorable and when combined with convenient living features the scheme for living is complete. Note that arrangements have been made for adding a third bedroom in the plan.



Design
NO. 12

1115 SQ. FT.
Excluding Garage

The tri-level home is an interesting design. In this colonial adaptation, hand split fieldstone and white clapboards are used for a pleasing exterior effect. The lower level activities room is a real center of family living, planned for many uses. Twelve storage wall closets and built-in kitchen and laundry cabinets are evidence of organized storage. With radiant heating all rooms are kept comfortable—no “cold floors” in this home.



Design
NO. **13**

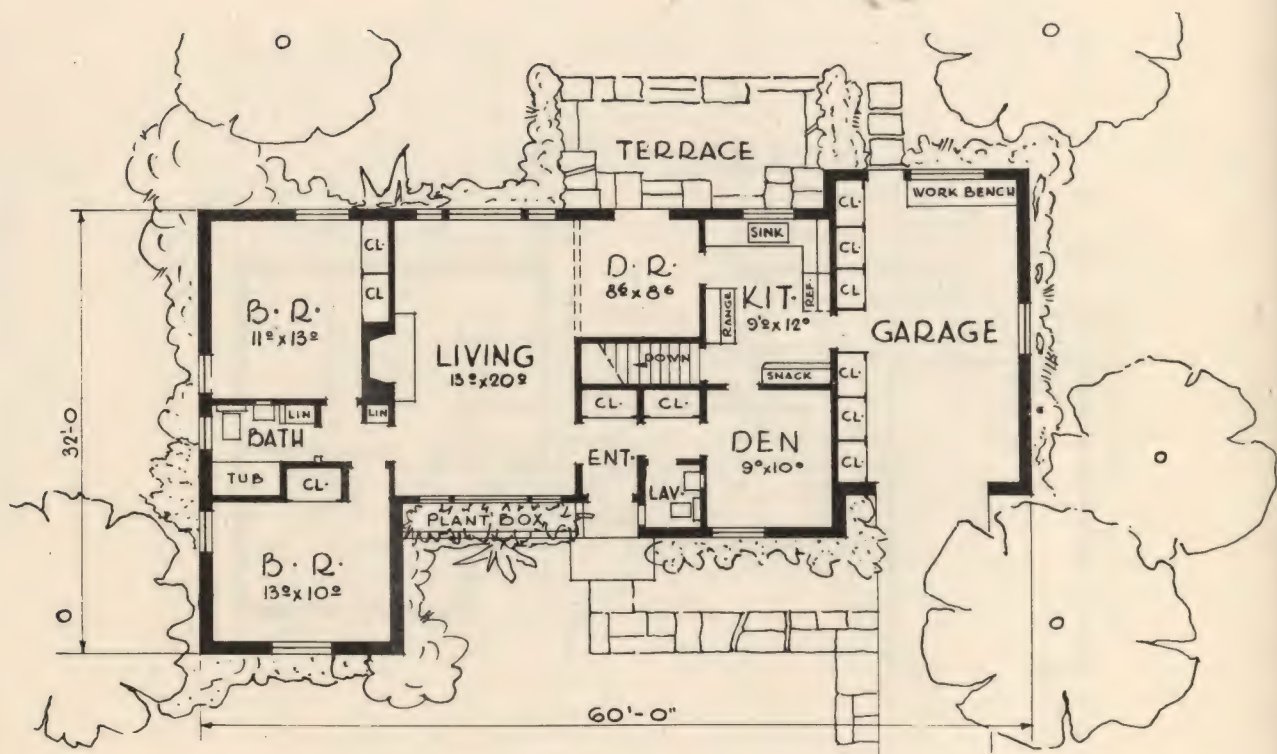
1244 SQ. FT.
Excluding Garage

Stained half-timbers and decorative brick patterns are natural materials characteristic of the English cottage designs. Although they are more expensive to use in this way, there is little doubt of their charming effect. The arrangement of the plan affords much privacy for all rooms with cross-room traffic at a minimum. Separated living and dining rooms are provided since there are still some families who prefer this solution.

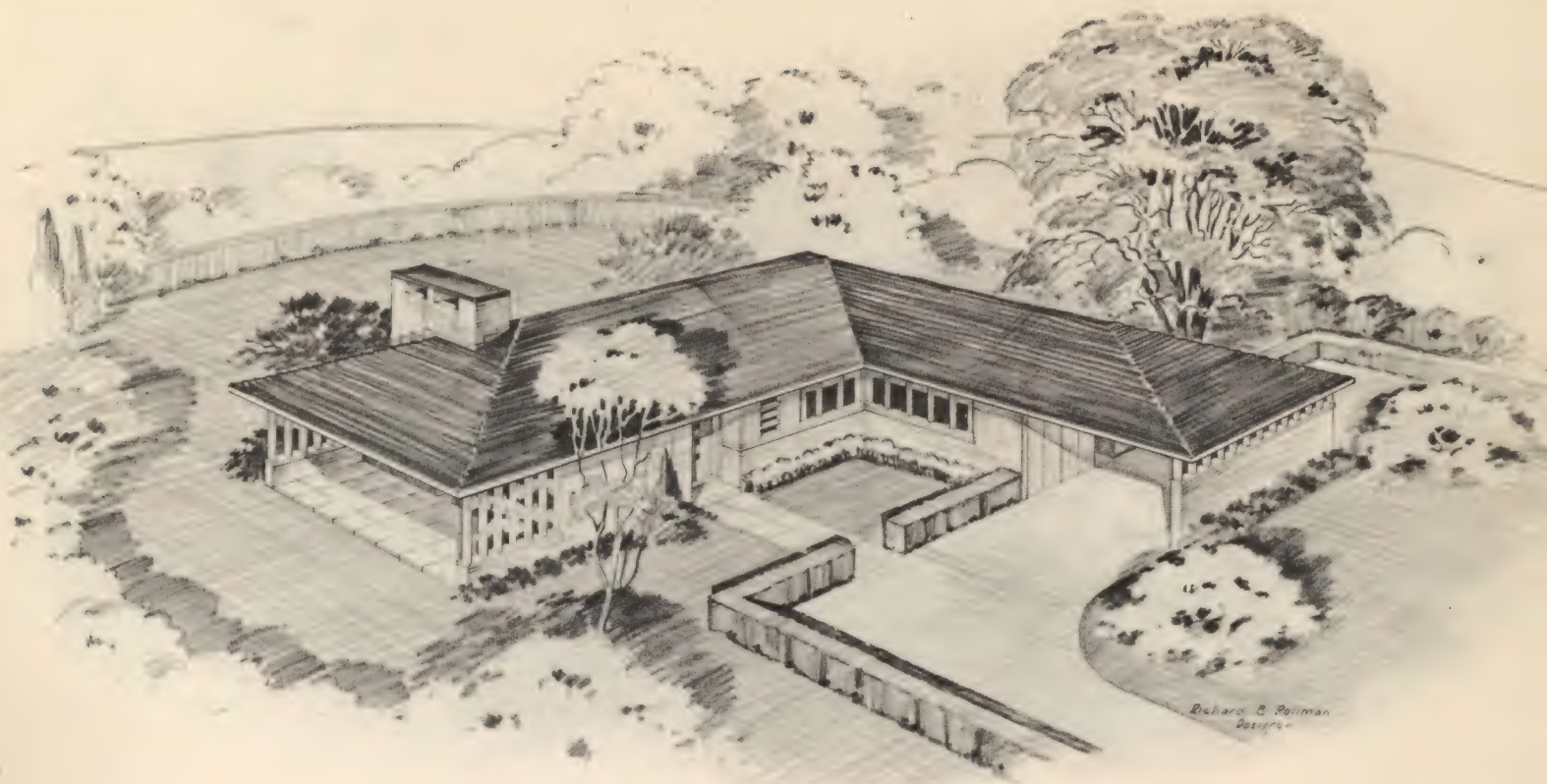


Design
NO. **14**

1170 SQ. FT.
Excluding Garage

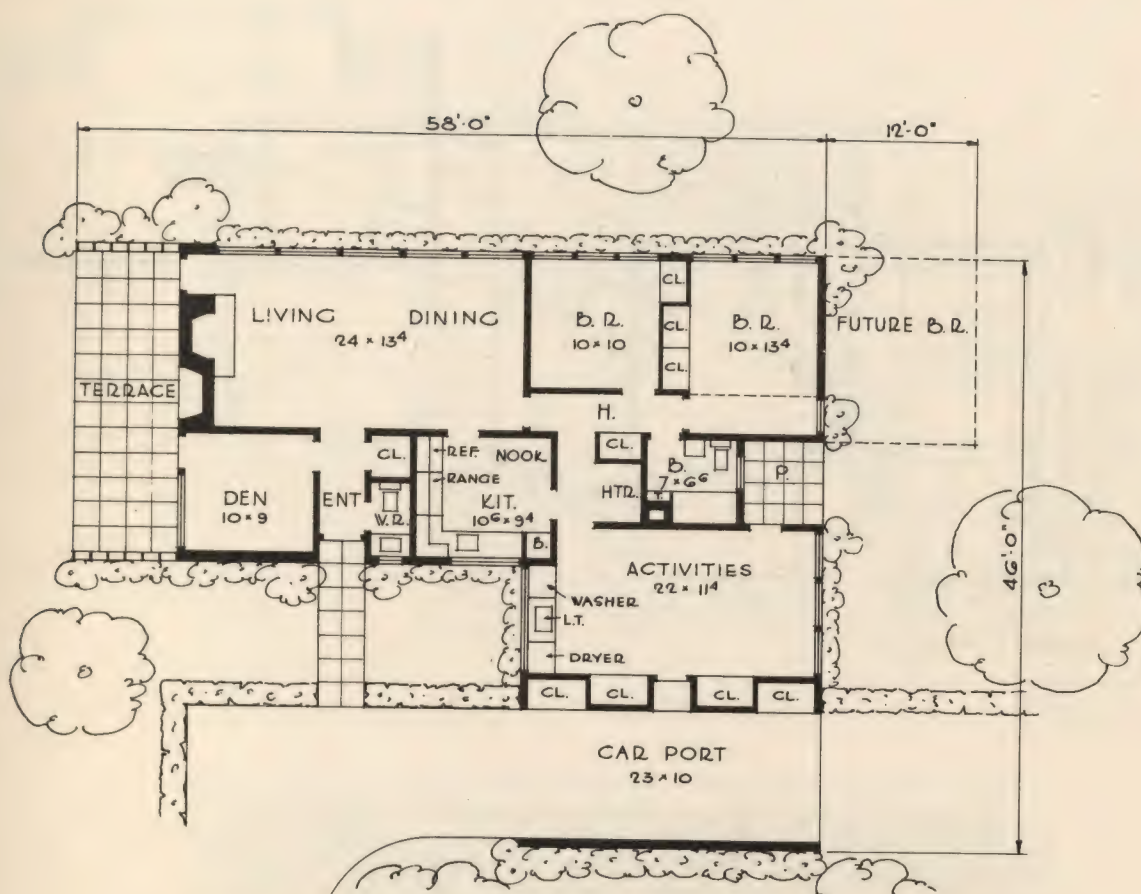


A spacious living room that commands a view both front and rear is a desirable feature in this home. Not to be overlooked is the den and lavatory for which so many families find an urgent need. The full basement has a large recreation room space, well planned utilities and storage, all of which are very desirable providing the climate and humidity conditions will not produce dampness and unhealthy living conditions.

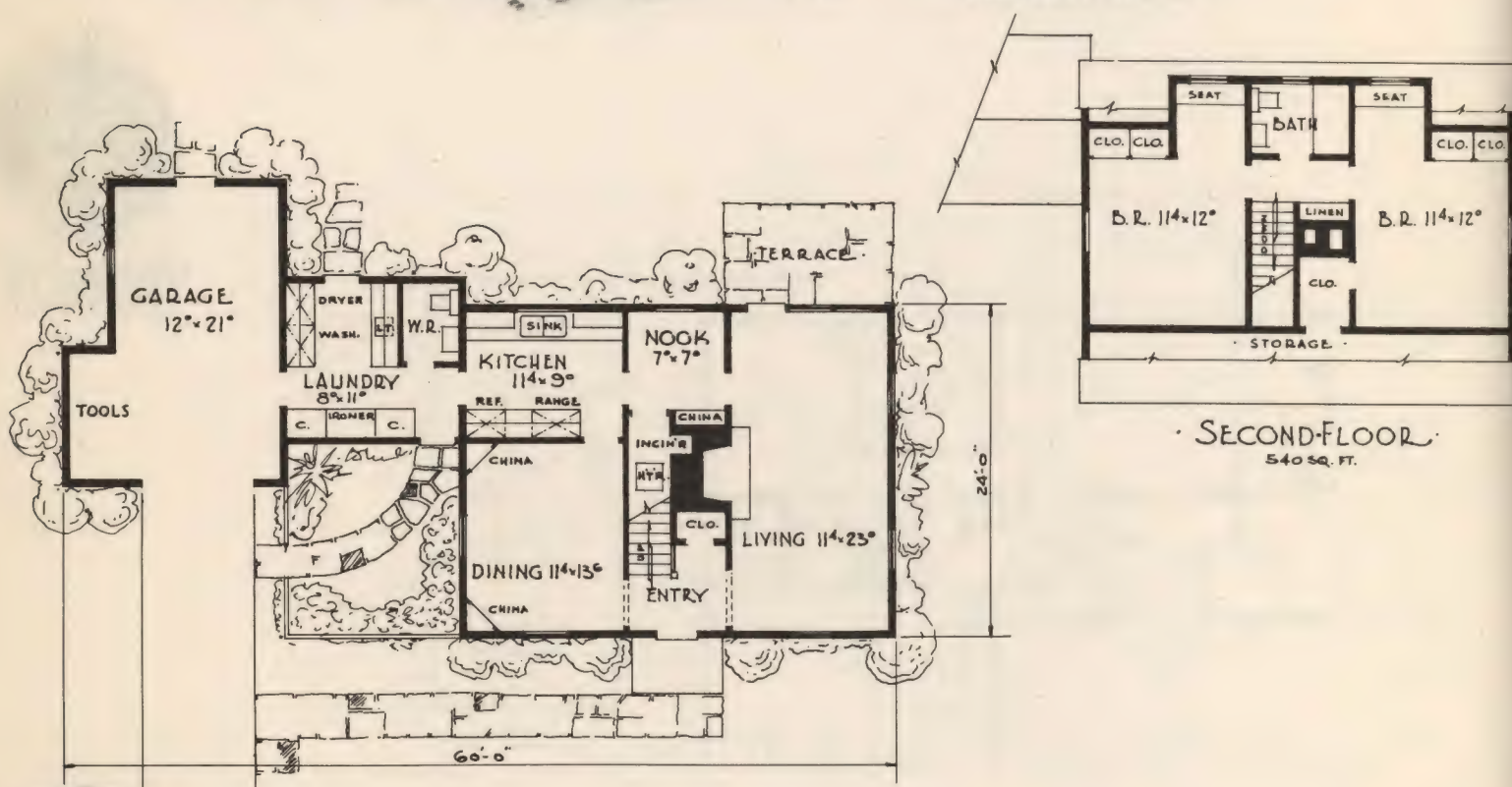


Design
NO. **15**

1400 SQ. FT.
Excluding Car Port



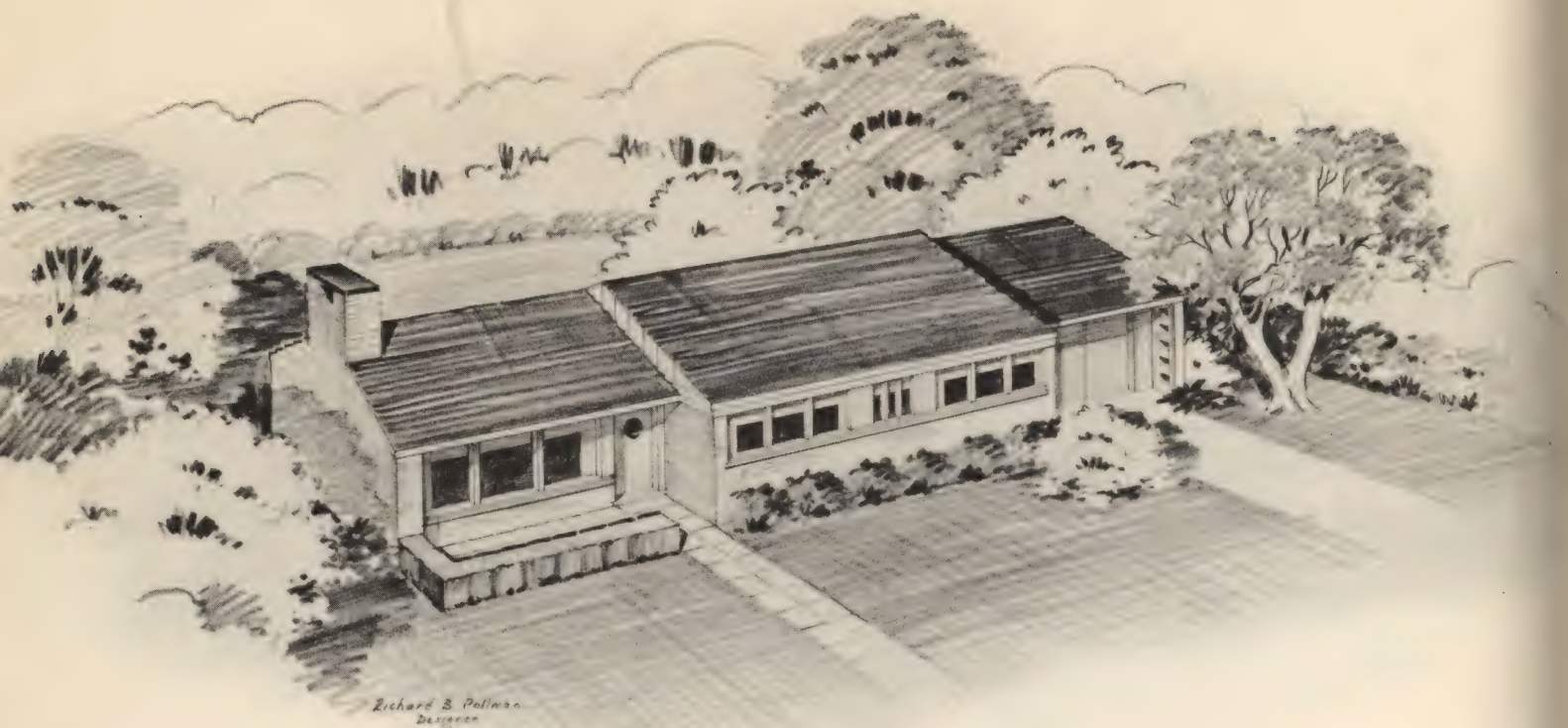
This home has been designed for an active family with varied interests. A large activities room, the den and the living-dining area provide the solution to the problem. The den is very useful as a guest room with a wash room so handy off the entrance hall. Note too, how easily a third bedroom could be added. The exterior is simply designed with a low-pitched roof and wide overhanging eaves nestling the structure down to the ground.



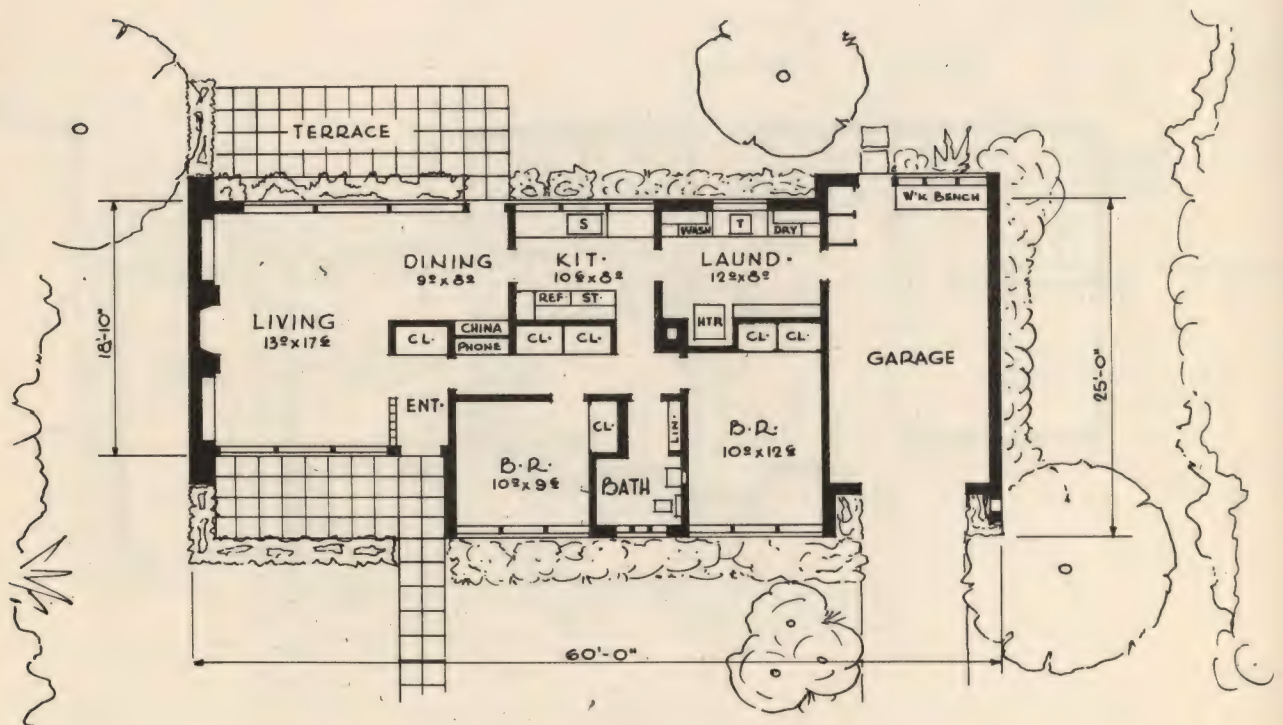
Design
NO. **16**

900 SQ. FT.
Excluding Garage

A Cape Cod design with convenience features added is the scheme of this home. The hot water boiler, water heater and incinerator have been tucked away under the stairway, the boiler supplies the radiant heating system. A nice breakfast nook and automatically equipped kitchen and laundry are essential to convenient living. There is also a separate dining room for formal use and the large living room is attractive with a panelled fireplace wall.



Design
NO. 18
1086 SQ. FT.
Excluding Garage



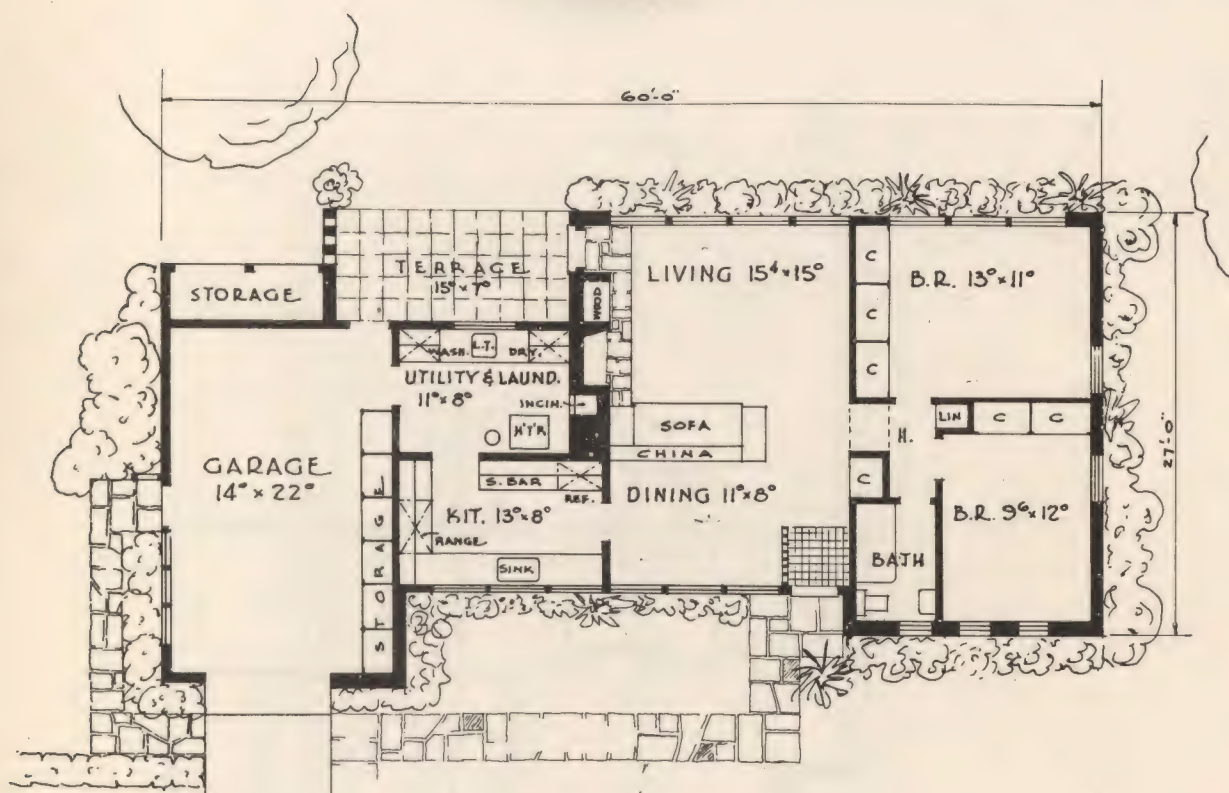
Note how convenient this small home is to live in, the ease of movement from one area to another, the spacious living-dining space with view front and rear. Radiant hot water floor heating with pipe coils buried in the concrete provides a new comfort in living as gentle as the warmth of a spring day. Cold floors and drafts are eliminated, and housekeeping is reduced to a minimum—radiant heating is clean.



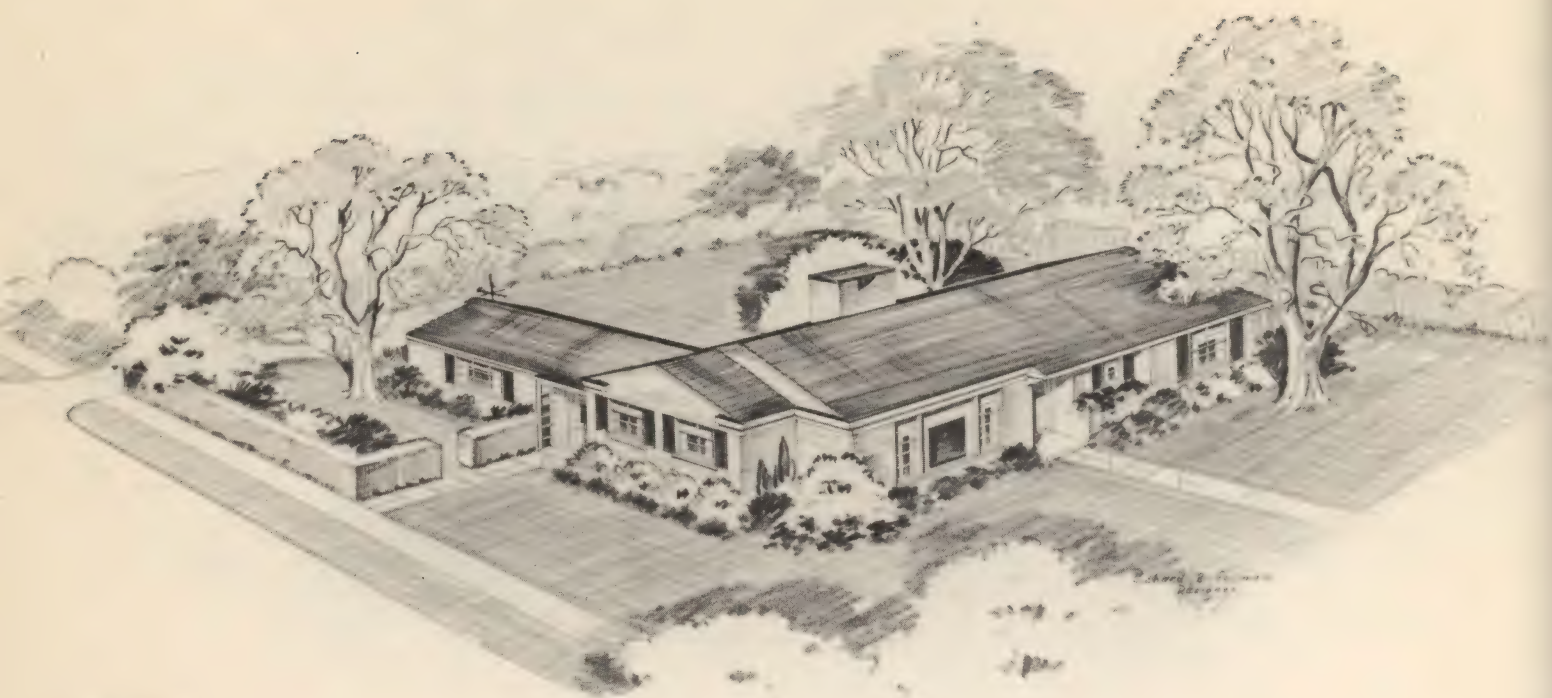
Richard B. Thompson
Designer

Design
NO. **19**

1090 SQ. FT.
Excluding Garage

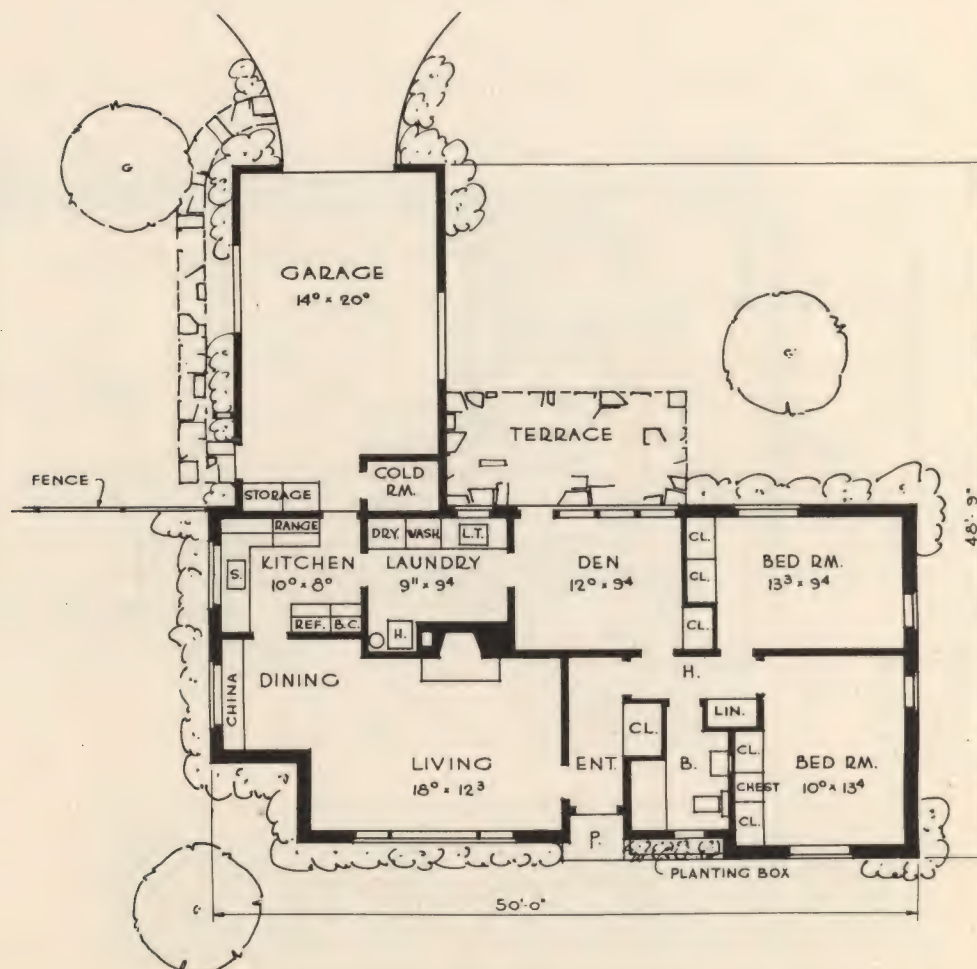


Simplicity in good modern design will last many years. It is not a fad. It is a direct honest expression of good taste in architecture. In this house, the simple character of the low pitched roof, the simple detail of the windows to add interest and the relation of these elements to the wall surfaces and landscaping are all a part of this straightforward design. Study the plan for the same simplicity of living.



Design
NO. **20**

1165 SQ. FT.
Excluding Garage

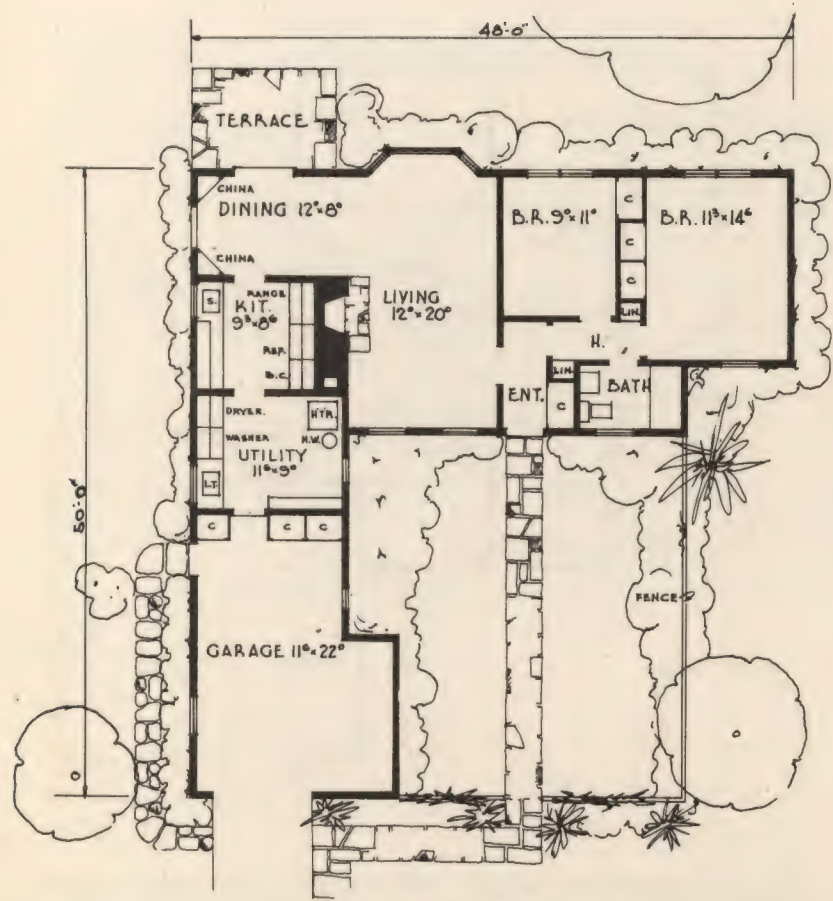


A corner lot design should receive some special consideration in planning. Often an L-shaped plan is desirable to provide privacy for the rear garden from the side street. In this home the garage has been used for this screen effect and at the same time to produce a rambling exterior appearance. White painted brick, soft gray green trim and dark bottle green roof is a color scheme that would be very enchanting.



Design
NO. **21**

1043 SQ. FT.
Excluding Garage

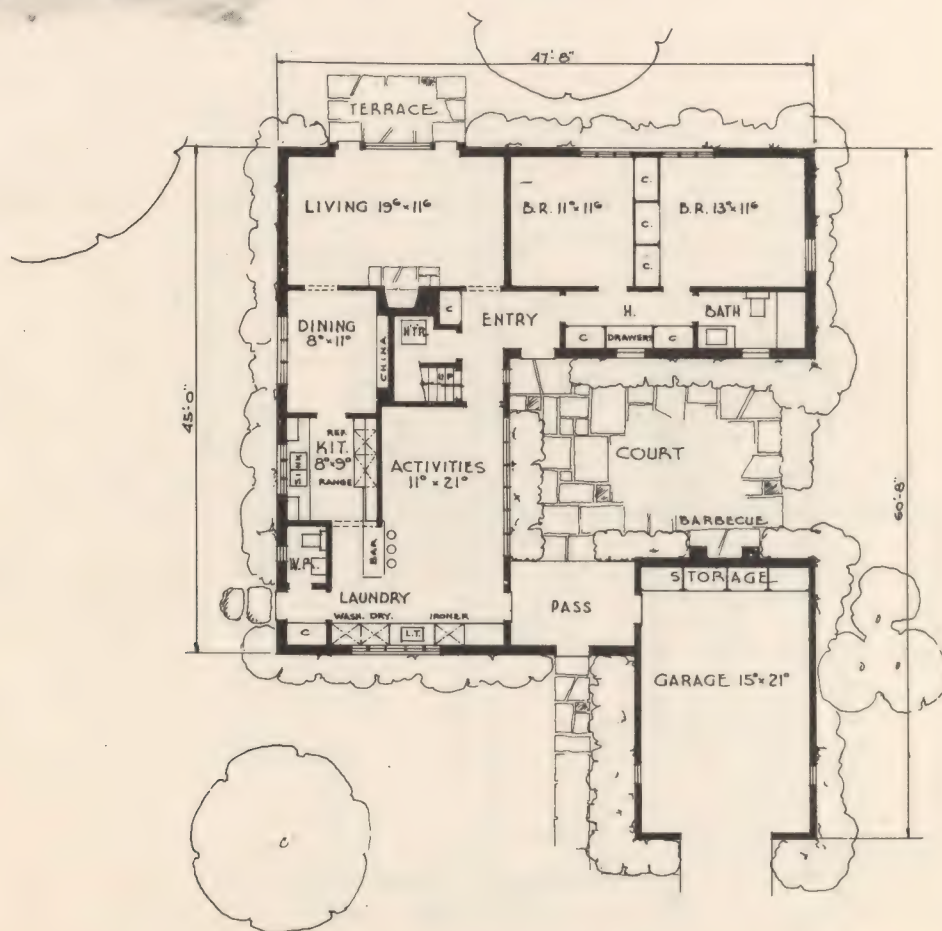


This small Cape Cod cottage has eye appeal. The L-shaped plan seems to create a rambling design and the fence enclosed entrance court with beautiful flowers and planting offers a pleasant invitation to step inside. With the garage so near the street, the winter problem of shoveling snow is almost negligible. Note the large storage area and cabinets provided in the garage. The large living room has an attractive bay window and corner cabinets in the dining-L are a pleasant touch.



Design
NO. **22**

1460 SQ. FT.
Excluding Garage



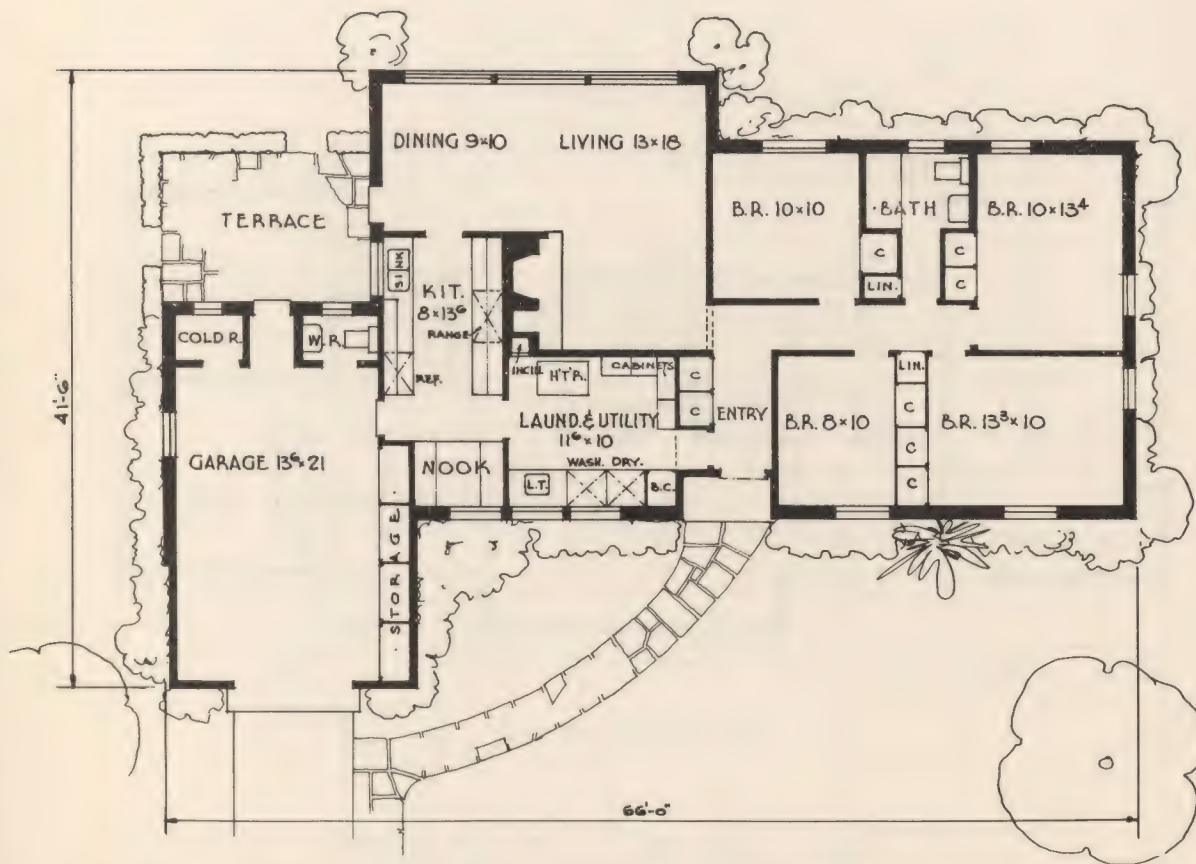
The flagstone paved courtyard of this English cottage is an unusual feature and affords much privacy in living. There is a barbecue on the end of the garage for outdoor eating and plenty of storage space in the garage to put the outdoor things away in the cold season. Note the interesting arrangement of the kitchen-laundry-activities area. An active family could really live in this home. A steep stairway near the entrance hall leads to future room or storage space in the attic.



Richard B. Brown



1444 SQ. FT.
Exclusive of Garage

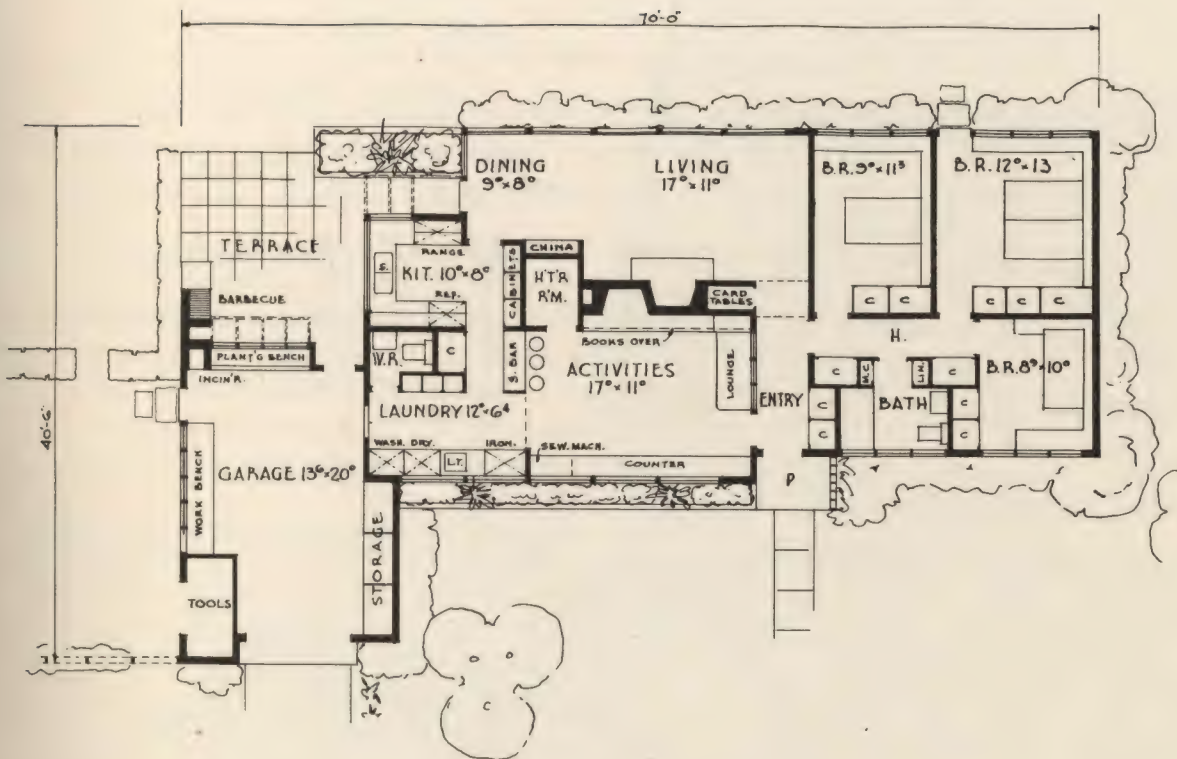


A compact one floor house with four bedrooms is ideal for a large family of modest means. Careful study should be given the plan to discover the convenience provided. Fourteen storage wall closets plus the built-in kitchen and laundry storage space is of special interest. The built-in nook, the cold room, and wash room in the garage and space in the laundry for a play pen are needed in a large family.




Design
NO. **25**

1450 SQ. FT.
Excluding Garage



Today we have recognized the need in a home where the pursuits of active living can be taken care of adequately. The activities room, kitchen, laundry and hobby garage in this home are planned for real use by the entire family and their friends. Study these rooms carefully and see how well they work with the rest of the house and the outdoors. Note the number of built-in features. There are thirteen storage wall units in the bedroom wing plus the efficiently planned built-in furniture.



Home Planner's Models...

Probably the best way to visualize the home you are planning is to actually see that home in miniature. With cut-out models, the whole family can join in the excitement of planning for the home in which they will all live. Compiled in kits, each one a different type of house, they are easily assembled and provide not only enjoyment but also act as a valuable guide for deciding just what your home will look like and what it will contain.



Every kit is colored to show the exact appearance of the finished home. One can see the placement of windows and doors, drives and walks, chimneys, and the garage. Even the landscaping suggestions are included, with fences, arbors, shrubbery and trees in actual color.

To most people planning homes, a blue-print is a maze of lines, figures and arrows that confuse rather than enlighten. Here, in a model constructed of inexpensive material but strong enough to withstand a lot of handling, is a simple, readily understood plan that a child can put together and one that will be of real service.

The kits depict a wide variety of designs and perform a further service in that they feature homes in which the planning described in this book can be easily applied.



Included in each kit is a complete set of furniture to scale, which can be cut out and used to study the furniture arrangements of each room. A floor plan of the home is included with each model, and this furniture may be placed on the plan and located as to windows and wall space. The actual furniture requirements of the family can thus be determined before the home is ever built, resulting in an efficient plan and eliminating the purchase of needless furniture.

This home-planner's kit is one of the most convenient and realistic visualizations ever designed for people who realize the value of forethought and planning in building a home. The kit provides a medium through which the planner can actually see whether his proposed home will meet his requirements, and does away with a lot of inaccurate mental speculation.



For a more thorough study of your new home or for the actual building of this home, completely detailed blue-prints and specifications are available.



COMPLETE DETAILED BLUEPRINTS

RADIANT HEATING PLANS


SPECIFICATION OUTLINE

**SIMPLIFIED FLOOR PLAN FOR
ARRANGING CUT-OUT FURNITURE**

DESIGNERS SKETCH OF HOUSE

FULL COLOR SCALE MODEL HOUSE

BASE FOR MOUNTING



Selecting the site...

In the completed project, the house and lot will be inseparable units, so they must complement each other perfectly. A house should so harmonize with its setting that it appears to be integrated with the landscape, and the background should enhance the beauty of the entire setting. As to expense, about 15% of the total investment should be put into the land; the surrounding homes should be of equal or greater value.

CITY, SUBURBAN, COUNTRY

TRANSPORTATION should be available and adequate. It is difficult for a housewife to live in a location which demands two cars, when only one can be afforded.



SCHOOLS AND CHURCHES are often the centers of the cultural and recreational interests of the family. In the city, study the neighborhood and development of the city to assure yourself such a center is not doomed to become a blighted area.

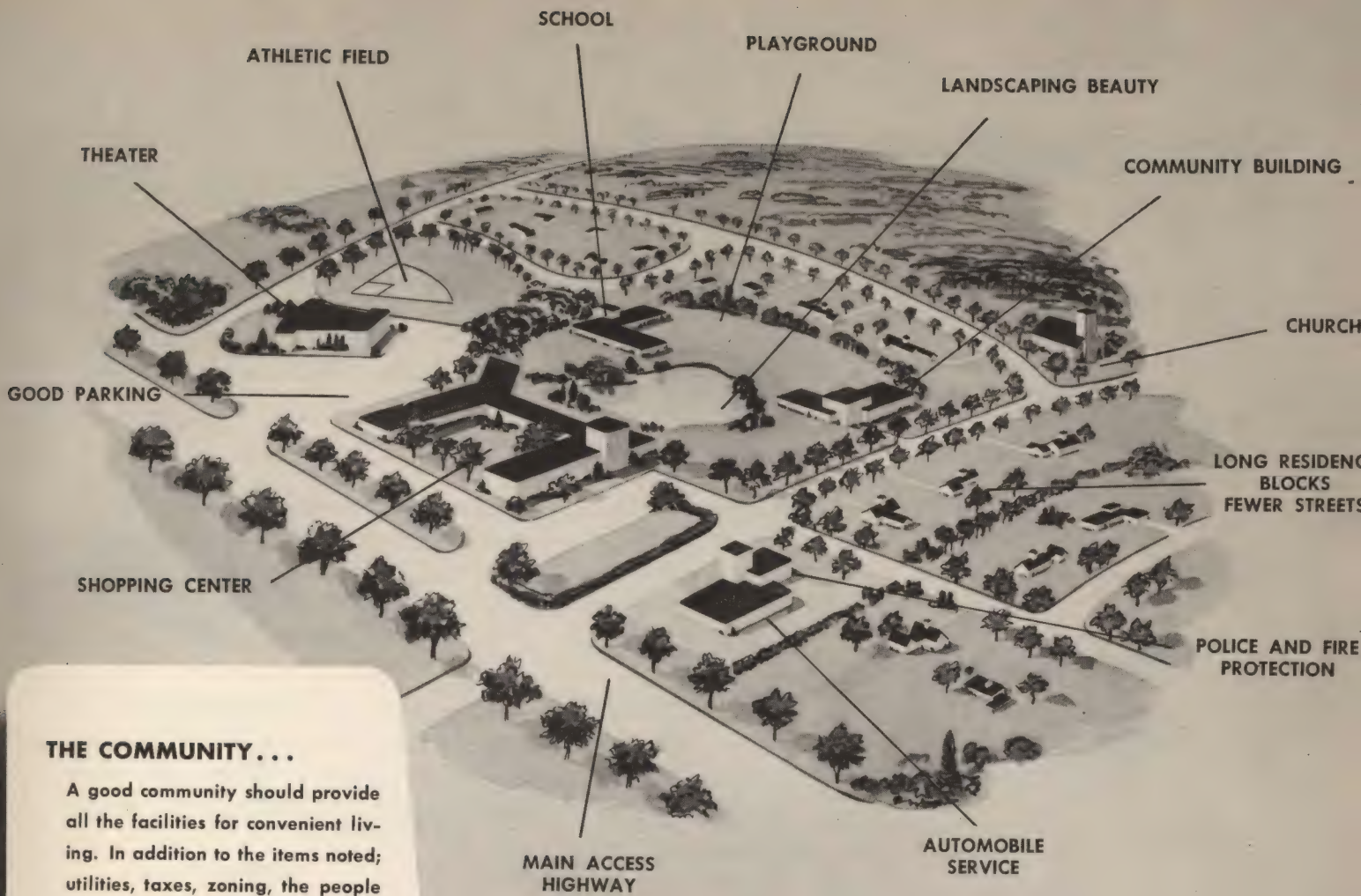
In the country, make sure you know of the existing school tax rates, and if new buildings are contemplated.

It may make a difference in your living costs. Most suburban areas now have school buses for your convenience.

SHOPPING for a family is a difficult task and one which must be performed often. Have access to a shopping center, or make sure you know that one is contemplated near your selected site.



CITY PLUMBING VS. COUNTRY PLUMBING Many new homes may be beyond the reach of city water mains and sewage systems. Private water supply systems and sewage disposal by septic tanks can be just as satisfactory but you should consult experts in this field for best results in your particular location.



THE COMMUNITY...

A good community should provide all the facilities for convenient living. In addition to the items noted; utilities, taxes, zoning, the people and the future of the community are of importance.

THE NEIGHBORHOOD...

Well organized Home Owners Associations will serve the entire community well. They serve to protect the investments of the people and restrict the use of the land for the most desirable result for all concerned.

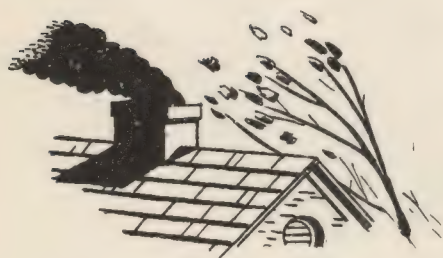


DIRECTION, LOCATION, CLIMATE



New home design is so flexible that it adapts beautifully to unusual locations. Interesting effects can be obtained by departing from the conventional to take advantage of a particular site. Before planning or building the home, study the land carefully to discover if there is not some feature which can be exploited to the mutual advantage of both the site and the house itself.

SOLAR In planning a solar house, new and interesting requirements are demanded of the site. Such houses have a characteristic bank of windows to the south; consequently the view in that direction should be a good one.



PREVAILING WINDS Winds play an important part in selecting the site. Many beautiful settings are inaccessible through deep snow in a steep driveway in winter, and even distant factories can carry smoke, dirt, and odor on windy days.

LANDSCAPING



Landscaping is a necessary part of the new home. Where natural advantages are not found, plans should be started immediately for artificial development. Again, it is well to consult a good landscaping firm. Let the planner beware of a highly involved landscaping plan, which may prove expensive initially and a chore to maintain, especially if he plans to do the maintenance work himself.

NATURAL The beauty of a natural setting is the most economical solution to a landscaping problem. Good trees and shrubbery that can be trimmed for protection and vistas are a fine asset, but be careful of dense growth as the cost of clearing a site may run the price out of reason.



ARTIFICIAL If yours is a barren location, carry out your landscaping in a series of easy stages. Even before construction work is started, you can begin plantings. Take care to omit all the work surrounding the future building site for at least a distance of 20 feet.

FAMILY NEEDS

The family requires a site that will fulfill as many of the needs and desires of each member as possible. The fulfillment of these needs must be a part of the plan of the house, so that as much as possible of the living can be extended outdoors, and yet have whatever facilities are provided blend in with the over-all plan. Here is a check-list for the family:



DAD

SUGGESTIONS

YOUR NEEDS



Space for garden, fruit trees, barbecue pit, terrace, area for golf practice, incinerator, rubbish disposal area.



MOTHER



Yard for drying clothes, children's play yard that can be supervised easily, flower garden, terrace for relaxation.



SISTER



Space for entertaining friends, playhouse (if she's the little sister), flowers, perhaps a small pool.



BROTHER



Hobby and game area for self and friends, outdoor gymnasium, a small pool for boats.



BABY



Play yard near the service yard and kitchen, a sand box, wading pool, fenced yard.



FIDO



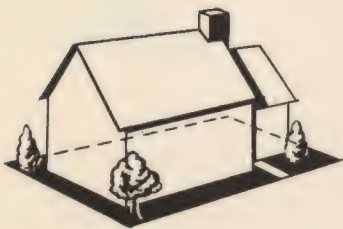
Outdoor or indoor sleeping quarters, fenced in run, fenced yard.



Planning the house...

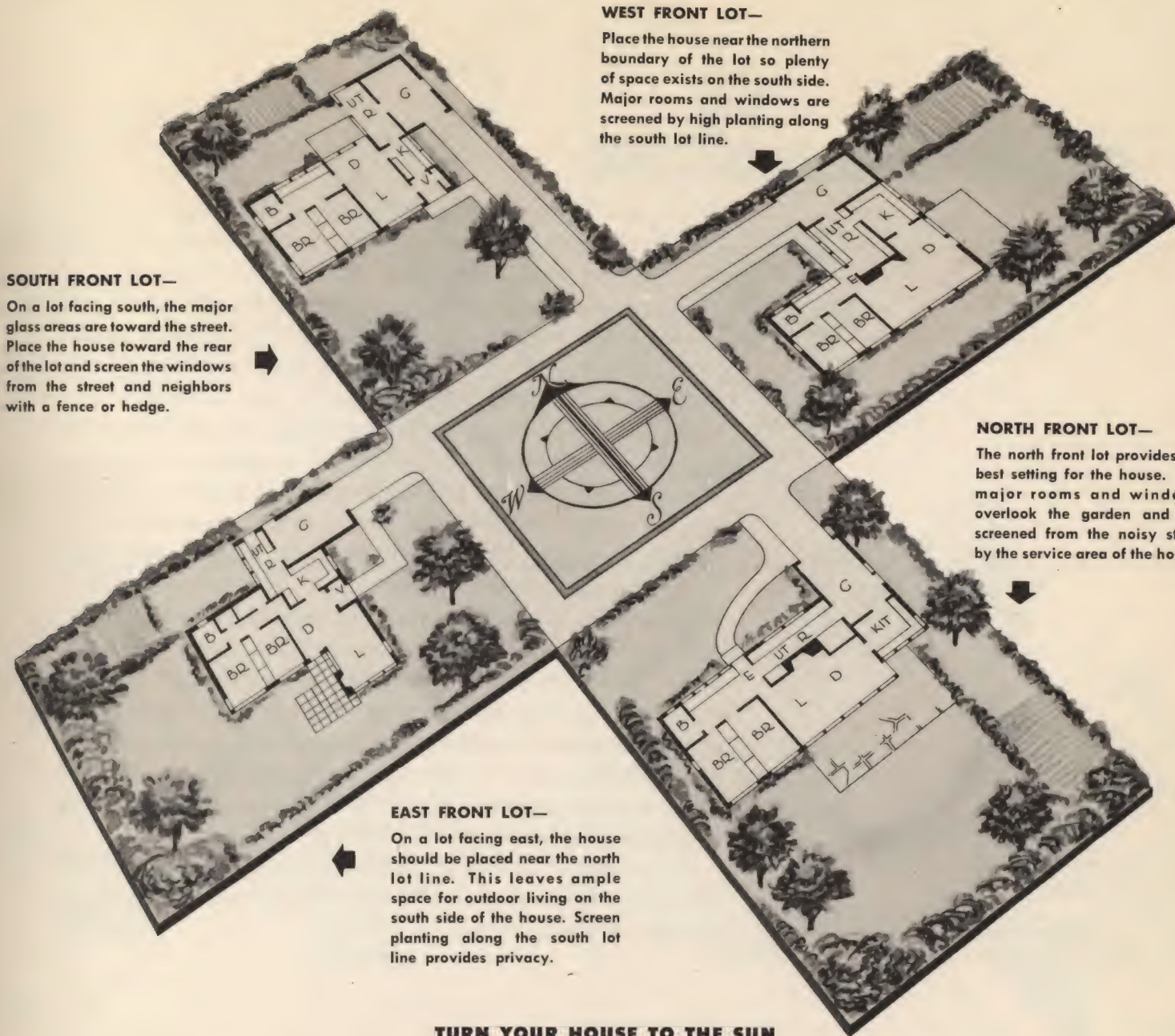
The plan of your home determines its success as a place in which to live. Many people live in stereotyped houses that are inconveniently planned and do not realize how much improvement might be possible if they had a home designed specifically for their requirements. No two families are exactly alike, so that if the living needs of each are provided for, then every house must necessarily be different. All houses should be made to express these individual desires. Once you have selected the site for the house you have in mind, you should analyze your family's daily habits and the manner in which they want to live, then you can plan for rooms and appointments within your budget that fulfill these needs. Plan your home from the inside out. A good plan can result in a good interior.

RELATION TO SITE



There are no set rules governing the relationship of the plan to the site but it is quite logical to assume there should be some consideration given to the minimum distances from the house to the property lines. Most subdivided areas have these minimum requirements incorporated in the restrictions. Care should be taken to relate the location of the house to others in the neighborhood if there are existing homes. Be sure to leave enough space for the various outdoor requirements of the family as analyzed previously. Plan the house to take advantage of the sun, the views and the prevailing winds in the rooms where these gains are most desired.

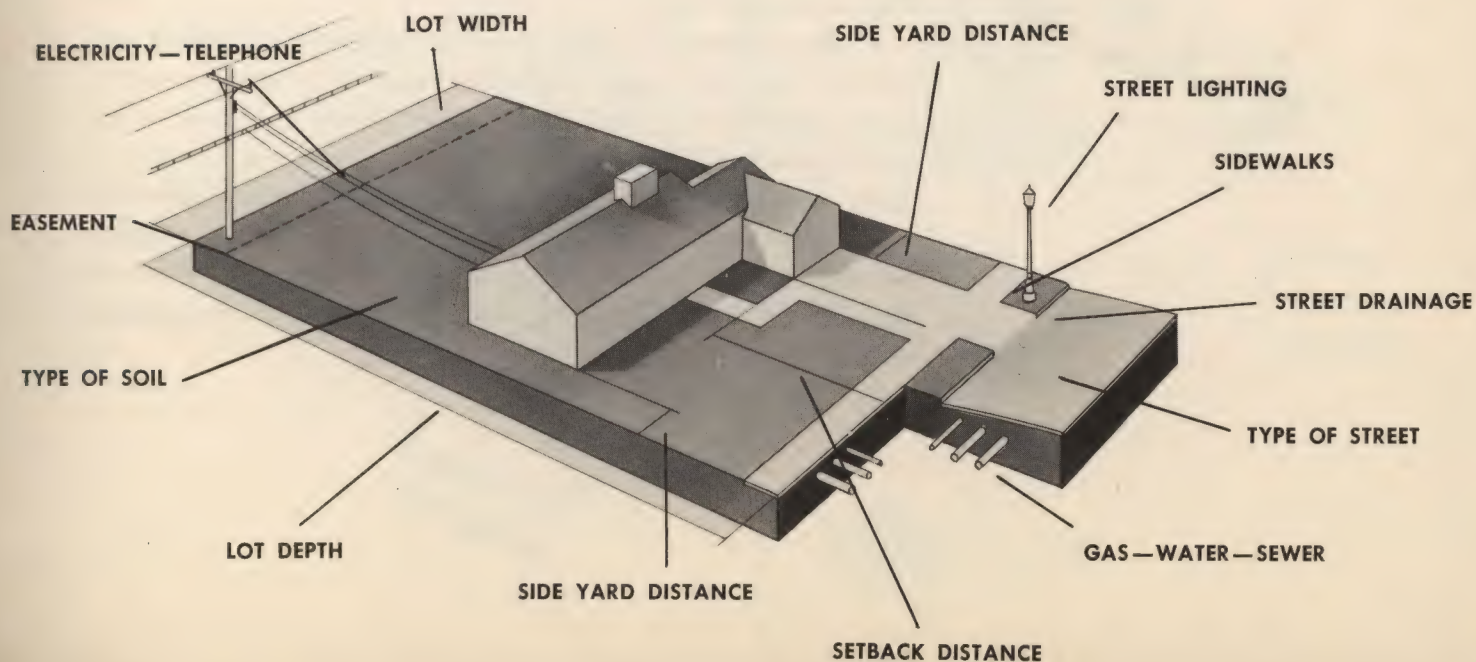
The location of the solar house, especially, requires a very great deal of forethought and planning. The solar house must be located so as to take advantage of the factors which make this type of house comfortable and livable. By all means, consult an expert if you are considering building a solar house. Only by such a consultation can the best results be obtained.



TURN YOUR HOUSE TO THE SUN

The floor plans in the diagram above have been designed and placed on the plot to gain the most advantage of the sun and prevailing winds during the year. It is not necessary for "front rooms" to face the street. Privacy and beauty can be gained by proper planning and landscaping.

CHECK YOUR LOT FOR THESE REQUIREMENTS



FAMILY NEEDS AND ROOMS



There are certain functions of home life that are well-established, eating, sleeping, working and relaxation being the most common. However, each of these functions has many variables depending upon our modes of private and social living. It is the consideration of all the requirements of the family, and the provision for them in a comfortable and convenient manner, that makes a home a success.

Father thinks of his home as a refuge, a place where he can go at the end of a busy day, drop into a comfortable chair, and enjoy just a few moments of peace and quiet. It's his center for hobby activities . . . a place where he can entertain guests. The responsibility for keeping the home an operating business rests a great deal on the mother. Here she has her work center, she supervises her children, and has her own particular places of relaxation and recreation. Children want privacy for themselves and for their friends, a place to hold parties, space for quiet and study, accommodations for storing the thousands of treasures that all children collect. If there is a baby, the home will need warm floors, play space, plenty of sunshine. Pets, too, have their special requirements of shelter and space.

In addition, all desire the structural, mechanical and decorative features that will complete the convenience and comfort of daily living.



OPEN PLANNING The method commonly used is to combine living areas. The combined living and dining area is one familiar form of open planning. Kitchen and laundry combinations are becoming familiar, and a general activity room possesses manifold uses. A library may serve as a guest room, eliminating the necessity of maintaining a room that is seldom used.

In open planning, walls, have a tendency to be more useful and furniture units are often built-in, becoming an integral part of the wall areas. Partitions are often semi-permanent, and fold or slide out of sight when not in use. They may be of some translucent material that make the room boundary less definite, adding to the feeling of spaciousness. All these add to the effect of space, light and air, so different from the small cubicles typical of yesterday's homes.

DAD

RELAXATION
HOBBIES
SPORTS
PRIVACY
STORAGE
READING
GUESTS



MOTHER

WORK CENTER
STORAGE
PARTIES
READING
PRIVACY
GUESTS
MUSIC



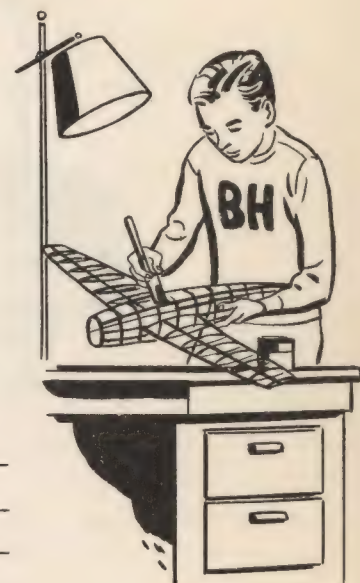
SISTER

PRIVACY
PARTIES
QUIET STUDY
STORAGE
MUSIC
FRIENDS
HOBBIES



BROTHER

HOBBIES
SPORTS
PRIVACY
PARTIES
STUDY
STORAGE
MUSIC



BABY

WARM FLOORS
PLAY SPACE
SUNSHINE
STORAGE
TOYS



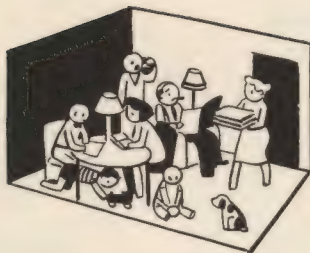
PETS

EATING
SLEEPING
PLAYING





TRAFFIC THROUGH ROOMS In planning your new home, consider carefully the use of every room, and how each member of the family moves around in the house. List the activities that will take place in each area and determine the traffic lanes. Even a small house can be planned to eliminate steps but it requires much forethought. Privacy for rooms is usually desirable, but if it requires an excessive amount of hall space to achieve this privacy then it becomes a disadvantage. The problem of planning and pre-establishing traffic lanes is closely tied in with the over-all planning for the house, because certain areas must be adjacent to others if we are to have convenient living.



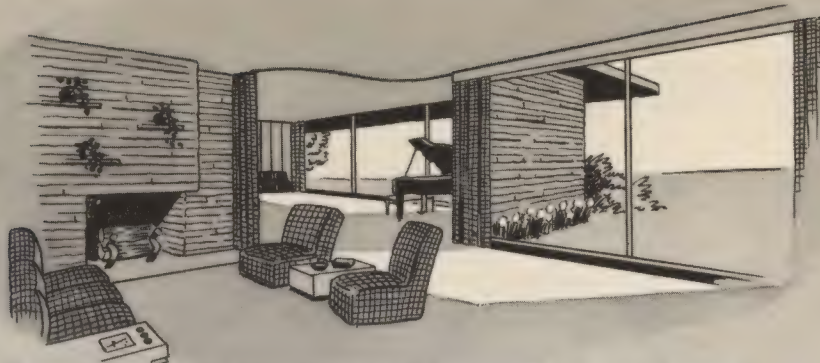
DUAL USE SPACE Many of the new plans today provide for an all-purpose room that can be used for many living needs. There seems to be some confusion as to the name of this new area, but in general it is a family activities room, useful also as a guest room, and one which has become increasingly popular in the no-basement homes. In very small homes, where the extra space is not available, the activities of this area are transferred to rooms planned for dual use.

The attached garage is another feature to consider in dual-use planning. This area can be made comfortable economically by radiant floor heating, and has many uses. When considering the possibilities of an attached garage to augment other areas in your home, you may want to plan for additional floor space in the garage to accommodate extra activities.



FUTURE EXPANSION If the family is small and the budget limited when you start your building project, it is a good plan to have future needs in mind. Expansion can be accomplished economically if provided for in the original plans but usually proves difficult otherwise. Unfinished attic space, with arrangements made for future plumbing, heating and wiring, is the most economical place to expand.

Plans should also be made for expansion on the ground floor. Bear in mind that your requirements will change with the years, so allow for them in your original plans.



A The feeling of spaciousness is a characteristic of open planning.

The activities room—
an area for the whole
family and their friends.
A draw drape separates
this space from the living
space.

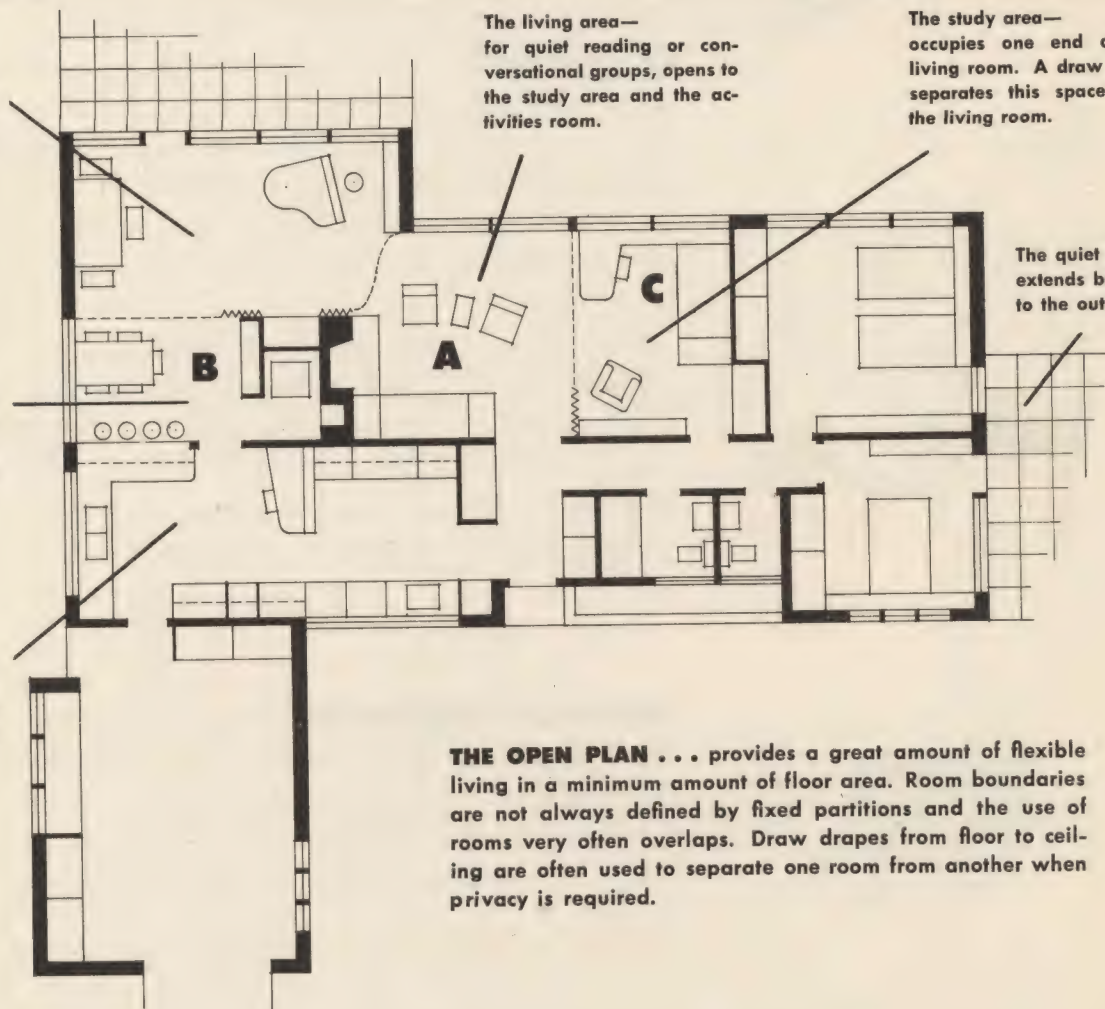
The dining area—
may be extended into the
activities room for large
crowds. For privacy, a
draw drape separates the
two spaces.

The work center—
combined kitchen and
automatic laundry facili-
ties provide a spacious
convenient-to-use area.

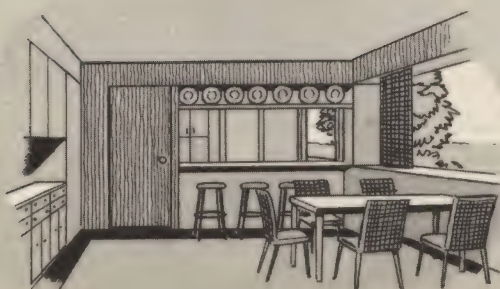
The living area—
for quiet reading or con-
versational groups, opens to
the study area and the ac-
tivities room.

The study area—
occupies one end of the
living room. A draw drape
separates this space from
the living room.

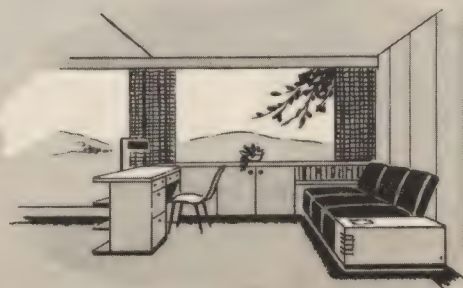
The quiet terrace—
extends bedroom relaxation
to the outdoors.



THE OPEN PLAN . . . provides a great amount of flexible living in a minimum amount of floor area. Room boundaries are not always defined by fixed partitions and the use of rooms very often overlaps. Draw drapes from floor to ceiling are often used to separate one room from another when privacy is required.



B Table dining and snack bar eating for large or small crowds. All are possible in open planning.



C Reading, writing, studying and relaxation are part of the functions of the study area of the open plan.

BASEMENT VS. NO BASEMENT



DRAINAGE Home-owners out of reach of public sewage systems often have the problem of adequate drainage, especially if the land is flat. This brings up the matter of a basement which, under such conditions, might be a damp and dreary place, indeed. Unless there is a special reason for building a basement, the many disadvantages connected with one seem to outweigh any apparent advantage.



CONVENIENCE With proper planning, any functions connected with a basement may be taken care of more efficiently on the first floor. Basement stairs make work, and a damp basement can be downright unhealthful. A ground floor laundry, with modern, efficient equipment, can become a cheerful place for accomplishing an otherwise dreary chore. Work becomes easier . . . there is less back-breaking labor and drudgery. And today, with cleaner and smaller heating units the rule, it is no longer necessary to house them in the basement. Deep freeze units and cold storage rooms makes the old-fashioned "fruit cellar" seem ridiculous. Activity rooms are more bright and cheerful, and consequently more used, when they are on the ground floor.



MORE FOR YOUR MONEY When facilities otherwise banished to the basement appear on the ground floor, the apparent size of the house increases and all of the investment becomes visible. If the garage is attached, the result is a low, rambling type of structure particularly suited to suburban sites.



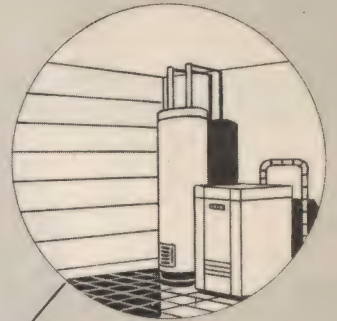
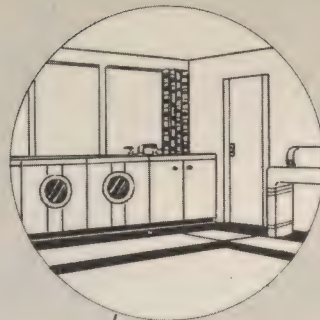
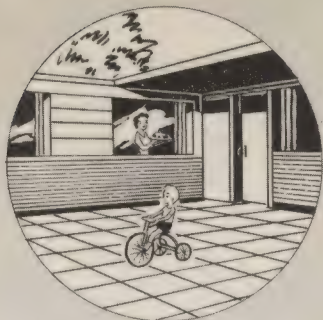
HUMIDITY In climates where high humidity prevails, dampness in basements is very evident and just as annoying. Such a basement cannot be used as storage space because materials such as leather, wood, metal and fabric are badly affected by moisture. To dig a basement under these conditions is to invite trouble, so eliminate one from your plans if at all possible.

Play areas should be located where they can be easily supervised from the house.

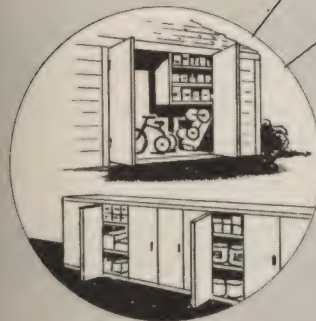
The automatically equipped laundry with good natural light is a great achievement.

The hobby garage is heated and is as much a part of today's house as the kitchen.

Compact heating equipment can be easily tucked away in a small room in today's house.



Today's basementless house is designed for "convenient living." Rooms located on the ground floor are used more and add much to the appearance of the house. Basement dampness is eliminated and warm floors are assured with radiant heating.



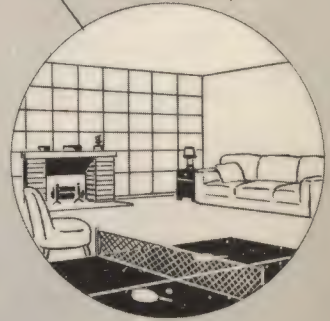
Storage Space . . . a major problem—can be conveniently provided by proper planning.



The "cold room" is a combination fruit cellar and "grandmother's pantry." But most important—it is convenient.



A wash room in this area is very desirable. It saves traffic through the house to the bathroom.



The many uses of an activities room for the family is unlimited. It is the kind of room all families need.

LIVING SPACE



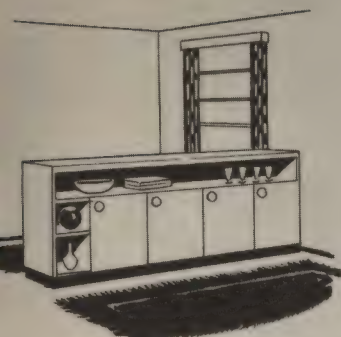
The most important room in the house is the living room, for it is the one room used by all the members of the family and by all your guests. It should be large and bright, and the arrangement of the furniture should be kept flexible to accommodate the wide variety of activities which take place in the room. Keep the furnishings simple, with an eye to practicality. When placing windows, bear in mind the sun, the views and your plans for wall space. And bear in mind, too, that each member of the family has his own idea about the living room. One person wants a large, comfortable chair for reading, and handy to the radio. Another wants several couches and chairs for entertaining guests. Still another wants built-in book shelves, a coffee table, a fireplace. One wants a large room . . . another a small, intimate living room. By careful planning, every member can be satisfied, but it's a real problem. Provide adequate seating space, and practical surfaces on which to place books, food, flowers, and you can satisfy everyone, but plan for these *before* the furniture is considered. By doing so, you will prevent a cluttered appearance at the center of the room. Sectional furniture that permits a great variety of use may be the answer to a difficult furnishing situation. The flexibility of these smaller pieces will be a valuable aid in small rooms particularly. Always try to arrange your room for nice balance, but don't be worried about symmetry.

DINING SPACE



Many home owners now realize that a separate dining room, filled with furniture that is used only a couple of hours each day, is a waste of money and space. In order to increase the apparent space of the living room, the wall between the two may be removed entirely. Or, the dining suite may be eliminated and substituted by a light table, several casual chairs, and built-in storage space for linen and silver. Seriously consider a combination living and dining room, or a breakfast nook, in your plans to conserve space and at the same time give the effect of greater spaciousness.

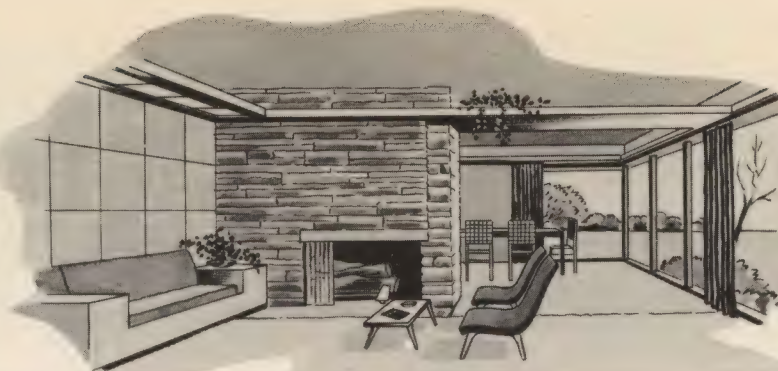
The average family needs a place for family meals, meals for the younger children, snacks at any hour and formal dinners. In analyzing these needs, it is quite apparent that a flexible dining area or areas could best provide the solution to the problem. By proper planning, privacy for this space can be provided without building a separate room.



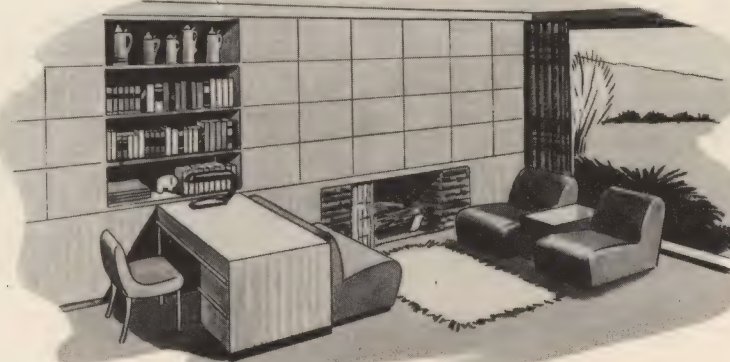
A low storage cabinet, useful for division of space.



A decorative dividing unit for plants and flowers.



Combined living and dining areas create a feeling of spaciousness. It is possible to use this larger space for many flexible living needs. See how the rooms seem to extend into the yard through the large windows.



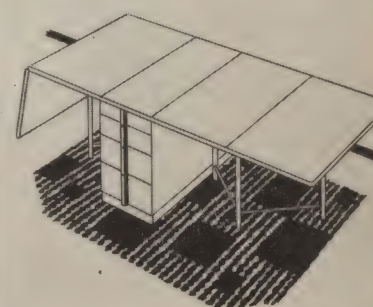
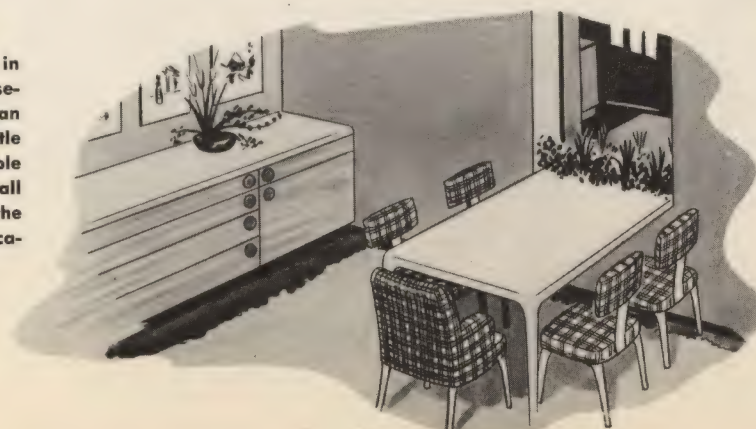
Conversational groups should be arranged in the living-room, particularly around the fireplace. A large picture window with an interesting view is most desirable. The desk divides the function of the room in a pleasing way.

Built-in bookshelves, lounge, woodbox and radio around a nice fireplace depict solid comfort. The beauty of the stone, the panelled walls and the colorful arrangement of the books and furnishings complete the picture.



An interesting built-in dining corner . . . with many uses.

Try a different dining idea in your new home. Many useful and interesting effects can be accomplished with a little thought. Perhaps the table could even fold into the wall and the chairs used in the living-room area for occasional pieces.



This expandable table is 12 inches wide closed and opens to 110 inches!

SLEEPING SPACE



About a third of our lives is spent in the bedroom, which should make it a very important part of the home. However, few bedrooms are important except for the bed, furniture and closet space. In the small home today a great deal has been done to change bedroom design to give the room more uses. More thought has been given the bedroom as a secondary living space where each member of the family can pursue his own particular living activities. To accomplish this in a small room it has become necessary to reconsider the design of bedroom furniture. Today, sectional pieces can be bought that use space more efficiently and allow much more storage space. These same features can be built-in, including even the bed itself. Better organized storage space for clothing is being provided in the built-in wardrobe units that have a place for everything.

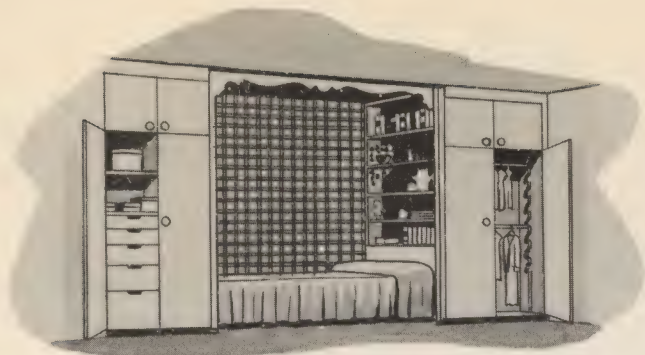
There is still another thought in bedroom planning but as yet it has not become very popular since it usually costs more and requires more area. This is the division of the space into small, separate sleeping and dressing compartments. The logic behind this planning is that the sleeping space can be kept cool while the dressing room stays warm. With such an arrangement, noise can be practically eliminated, and with the separate sleeping compartment a greater amount of privacy is available.

It is a good idea, when planning the new home, to check carefully the amount of space available which can be used by the family for individual pursuits, and to consider the arrangement of the bedrooms with the thought of dual-use in mind.

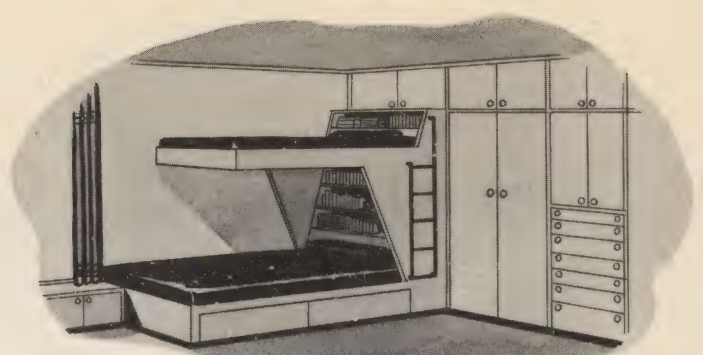
BATHROOM



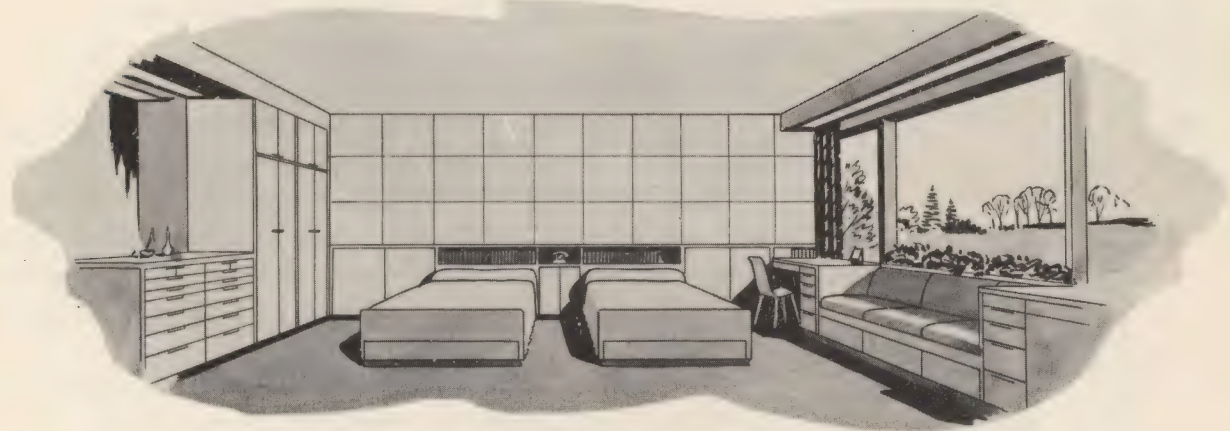
Here again the needs of the family must be considered. One good bathroom plan is that which comes very near to being two bathrooms in one. The toilet and one lavatory may be located on one side of a partition and the bathtub and another lavatory on the other side. Variations can be had by adding one more fixture and a partition. As you add space to your original plan, you may want additional bathrooms or lavatories. Plan for this additional plumbing when you make your first plans. Storage space is important. By enclosing the space beneath the lavatory, you hide unsightly plumbing and provide storage as well.



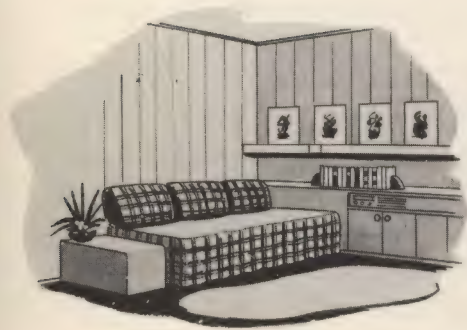
This built-in arrangement for a girl's room is a fine space saver.



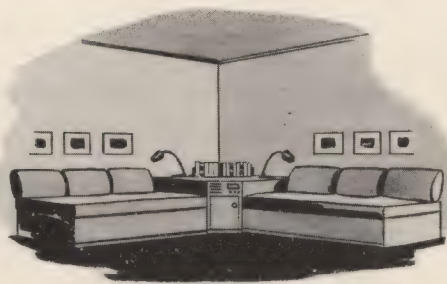
Sturdy built-in bunks for the boy's room leave a lot of area for play.



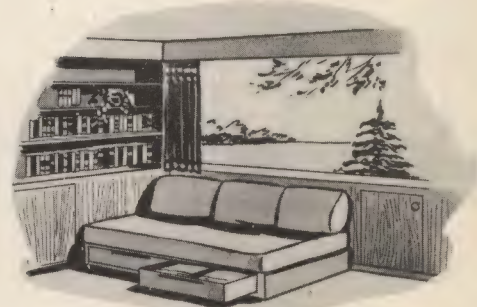
A tailored master bedroom that provides much convenience in living.



Occasional sleeping can be attractively provided in a small den.



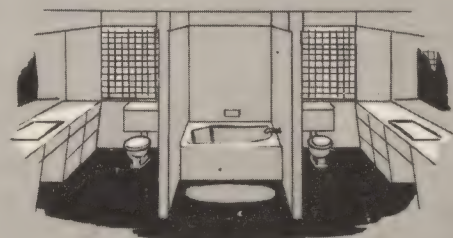
A corner grouping that sleeps two people conveniently.



This lounge is a spare sleeping unit with the bedding in the drawers below.



Built-in lavatory, linen storage, clothes hamper, vanity and magazine space in this bathroom.

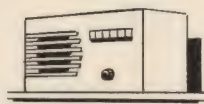


The departmentalized bath is really two bathrooms with one tub. It saves space and fixture cost.

WORK CENTER



A filing cabinet for kitchen utensils



An inter-room phone



The mixer can be built on a door



A good kitchen ventilating fan



A combination snack bar and planning desk

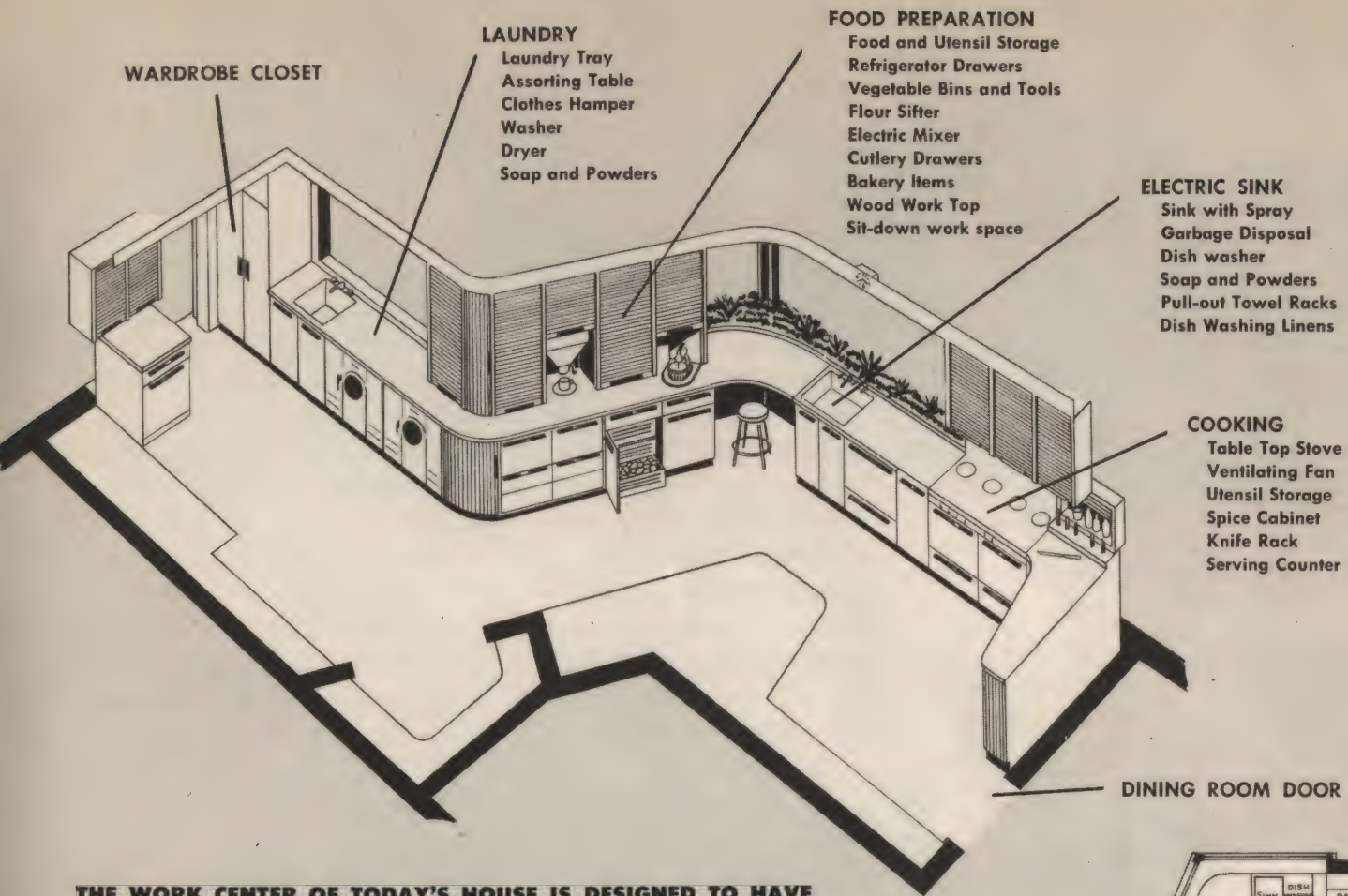
The work center is the most important area in the entire plan since it is the active center of all living except relaxation and if properly designed it can even provide *that*. It is, or *should* be, more than merely a clinical working area for the preparation of food. First, it is warm and livable because of the intelligent use of natural woods, fabrics and bright colors. It has a space for eating, for serving company snacks; it has picture windows overlooking an attractive view, designed lighting for specific tasks and is well-ventilated and cheerful. It has a planning desk, sewing facilities, modern laundering equipment and well-organized storage space. There are plants growing here, perhaps a play-space for small children, and above all it has enough room for the housewife to do her work efficiently and without undue fatigue.

The modern work center has cabinets placed at convenient heights, away from the windows so that light is not obstructed. It has counters at different heights, so that some work may be done sitting down and other tasks standing. It has adequate surfaces for placing materials, and the stove, sink, and refrigerator are placed within easy reach of each other. The work center is convenient to the dining space, and is good looking.

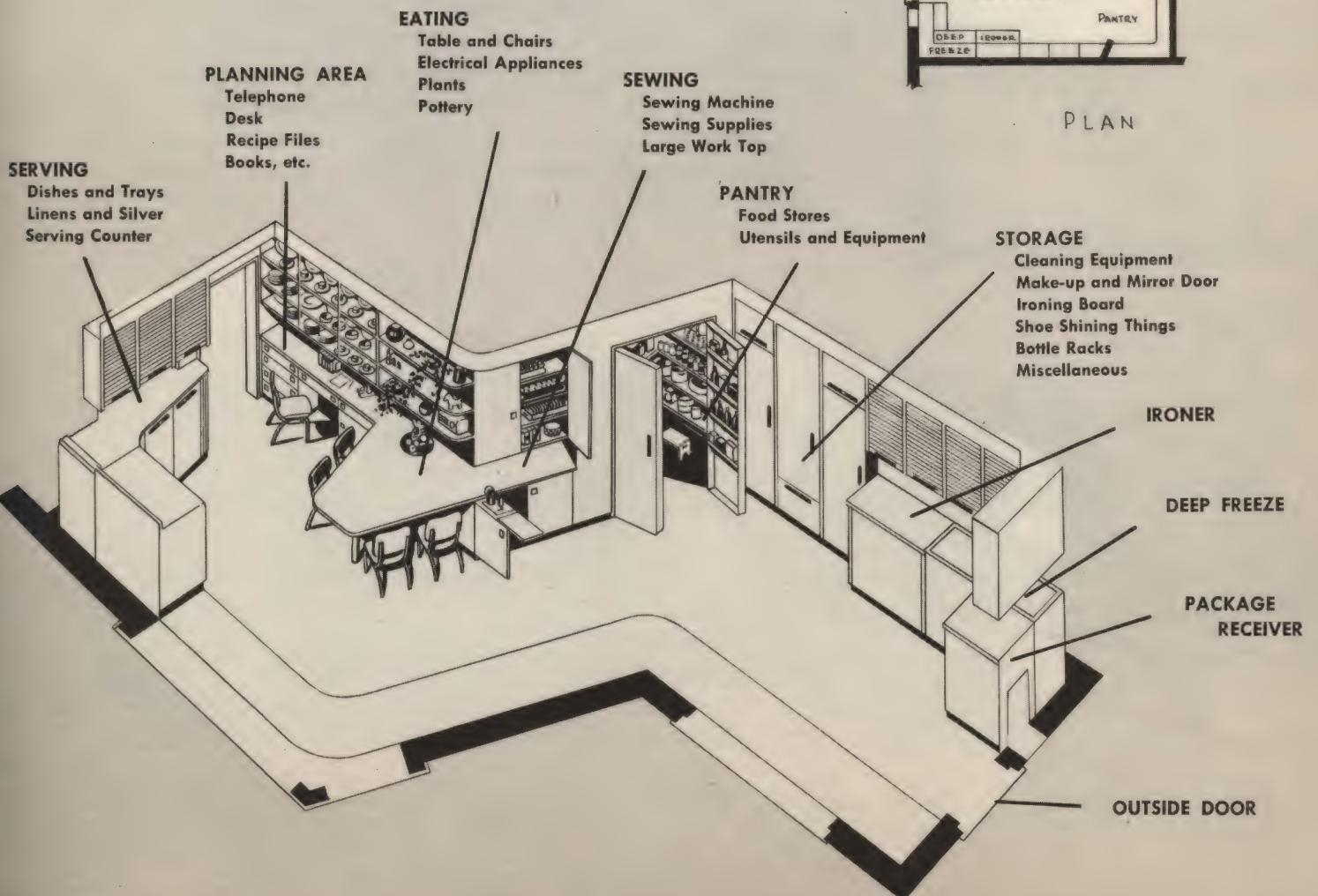
The laundry has come out of the basement, and rightly so. As anyone who has spent much time in one knows, a basement is a dreary place in which to work, perhaps made all the more so by the nature of the work itself. With automatic laundering equipment, which is small and compact, the modern housewife can have her laundry right in her work center. This eliminates, too, the back-breaking task of carrying heavy baskets and other heavy loads up and down the basement steps. Today, the laundry can be done, and efficiently so, in a bright and cheerful area.

Planning for such a work center requires a lot of sensible forethought. In the event you can not immediately afford as many modern conveniences as you might wish, provide for them in your original plan so that there will be adequate space for them when you *do* buy. The work center conveniences would become disadvantages if they crowded the area.

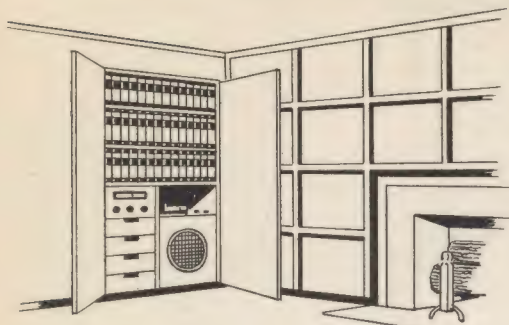
This, briefly, is the work center you can plan for your home. Many modern kitchens today are fine, but some designers have given the housewife a badly cramped area in which to work, under the imposing term "modernity."



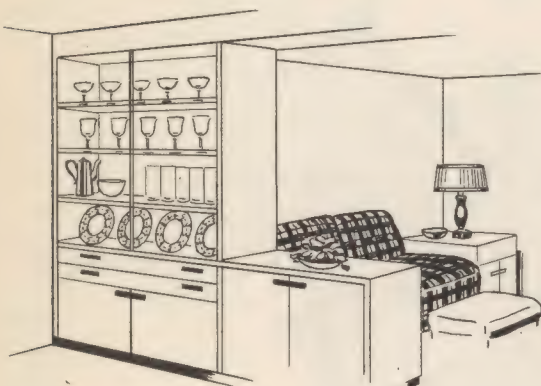
THE WORK CENTER OF TODAY'S HOUSE IS DESIGNED TO HAVE WHAT YOU NEED, WHERE YOU NEED IT, WHEN YOU NEED IT



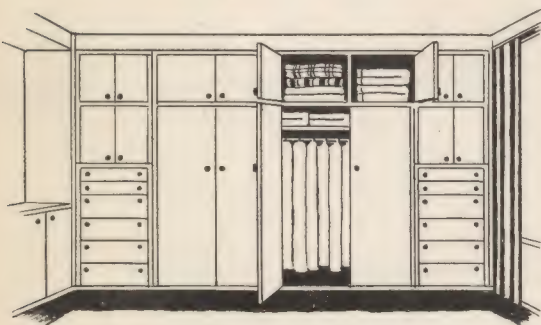
PLANNED STORAGE



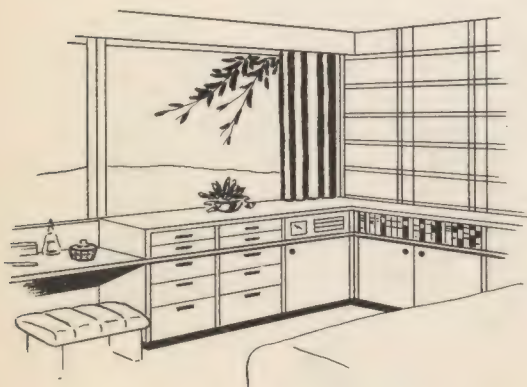
Built-in radio, phonograph and record space.



Convenient storage and living-dining separation.



Storage wall units are most useful in bedrooms.



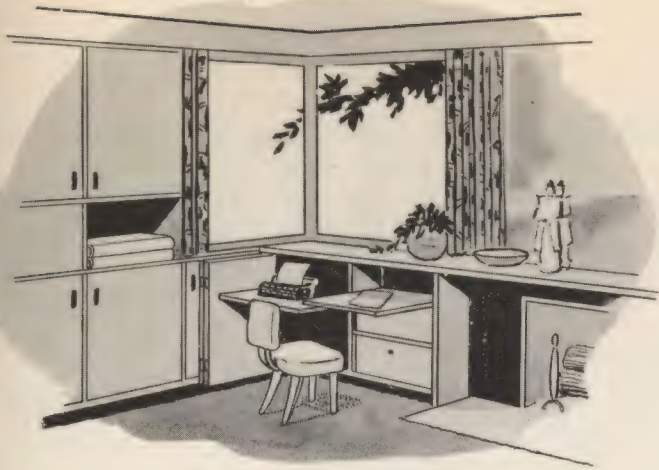
Built-in bedroom furniture provides the best use of space.

Emphasis on planned storage space is just as important as any other feature of the house. "A place for everything" is the ultimate desire, and if these spaces are properly shaped and located everything will have a place. There has been a steady decline in the use of the attic and basement for storage space, and an increase in the placing of storage space where it is more convenient to the family, with a big increase in the efficiency and attractiveness of this space.

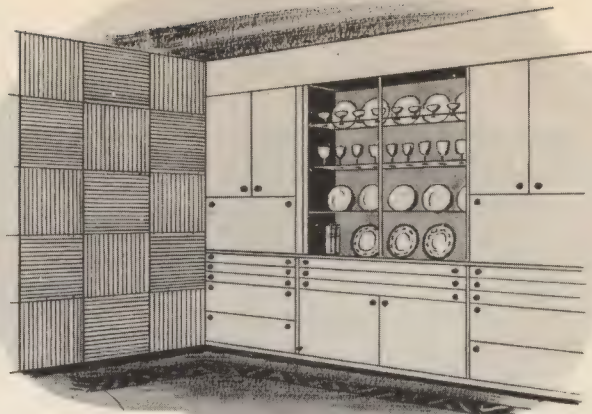
Each room in the house should be analyzed for the kind of storage needed, then it is a matter of working out the most economical units of construction that will provide these needs. If the initial cost is too high to permit building the complete list, it is wise to plan for future additions of the units. The ordinary closet is a poor solution to most storage requirements.

LIVING-DINING Take your radio out of its cabinet and install it so that instrument panel and speaker are flush with the wall. Store sheet music and records in a built-in cabinet, as well as the movie projector and all the apparatus that goes with it. Make your desk a hinged affair that swings into the wall and out of sight. Desk drawers are practically useless—store the hundreds of things usually found in them in shallow drawers built into the wall. Store silver and linens in the same way. China is kept clean and safe in a built-in cupboard, eliminating the china cabinet and making more room in this space. Many new homes are being planned with a combined living-dining room. It is important to plan the storage space for this area carefully.

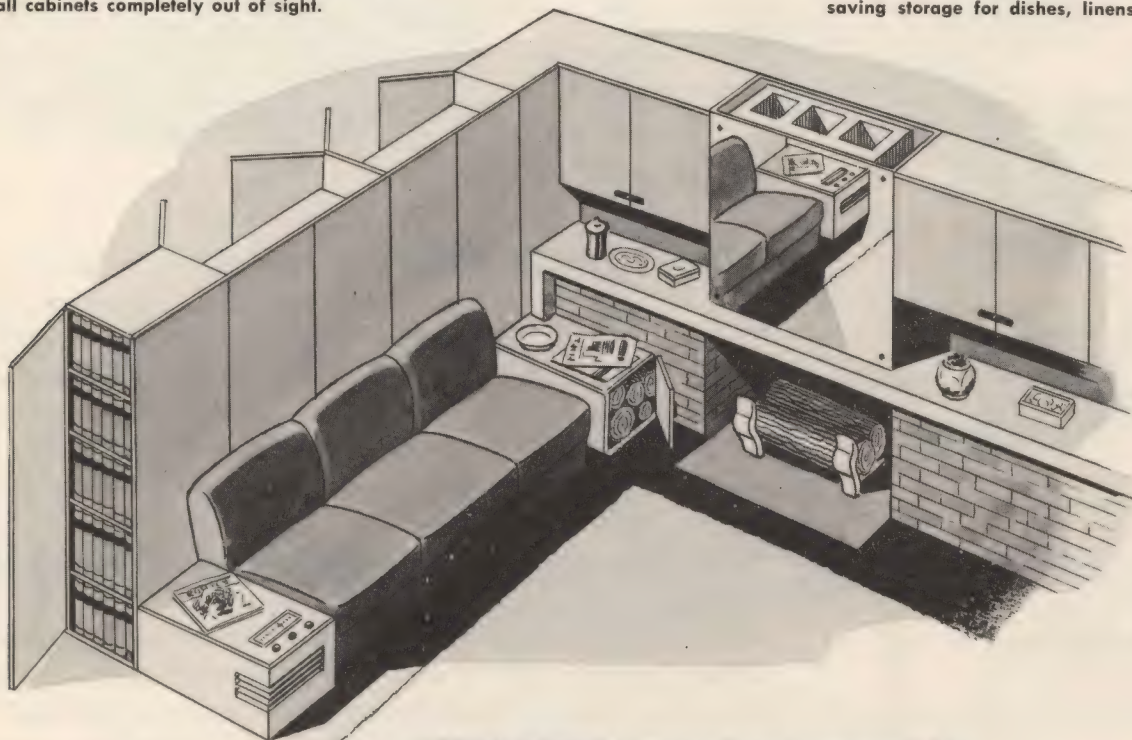
BEDROOM A wall-storage space is especially convenient in the bedroom. Keep shoes, clothes, books, bed linen and blankets out of the way in a built-in space, and you can rid yourself of the bureau and chiffonier. Even the dressing table, like the living room desk, can be built so as to swing into the wall when not in use. A comfortable bed can be constructed as a built-in unit as well, with a wall-radio near it. In today's house, the bedrooms are generally smaller but planned for better use. For a few dollars, and some good planning, you can do away with unnecessary furniture and make the job of cleaning much easier.



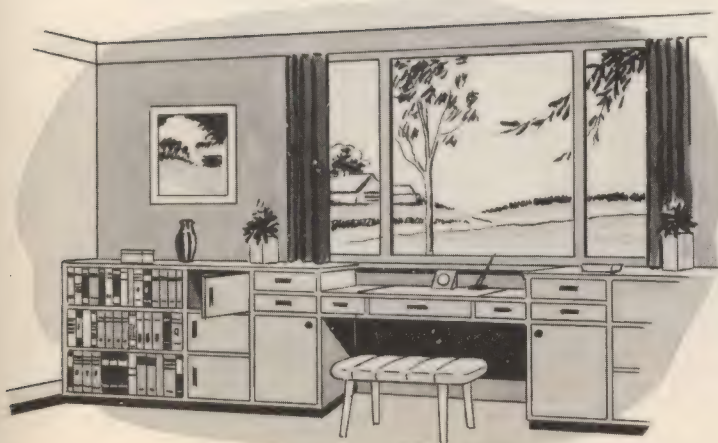
A desk and typewriter unit that folds into the wall cabinets completely out of sight.



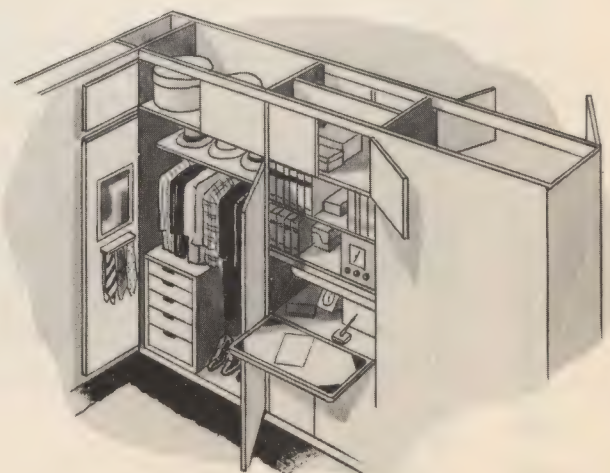
New ideas in dining areas demand efficient space-saving storage for dishes, linens, silverware, etc.



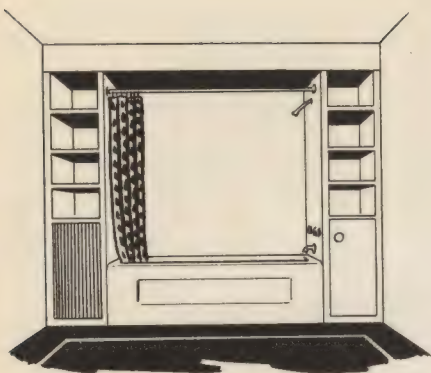
LIVING ROOMS in today's house are planned for storage too. This avoids a lot of clutter and makes housekeeping much easier.



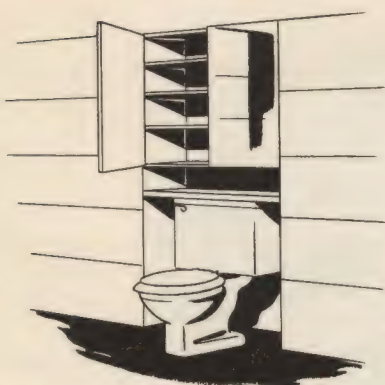
Simple built-in or sectional units of this type can be easily adapted to bedroom, living room or study.



In many new homes, well organized storage wall closets serve as the partition between two rooms.



Towel storage shelves, built-in electric heater and clothes hamper.



A recessed water closet with towel cabinet above is a good space-saver.



Narrow shelves are ideal for canned goods storage.



A pantry near the kitchen is still a convenient living feature.

BATH-HALL STORAGE Some designers completely forget the necessity of storage space in the bathroom. A built-in closet for towels, toilet tissue, cleaning materials and toilet articles is worth its weight in gold to a busy housewife. The idea of using the usually neglected wall space should be considered, too. Shelves, built-in when possible, provide valuable and useful storage space. In the hallway, a series of storage bins can be built to hold golf clubs and other sporting equipment, raincoats and rubbers, hats and packages, and a hundred other things that are normally propped up in a corner or stuffed away in a closet. Standing cabinets, while not as convenient or as efficient as built-in ones, can be used in the hall, which otherwise might be two expanses of useless wall.

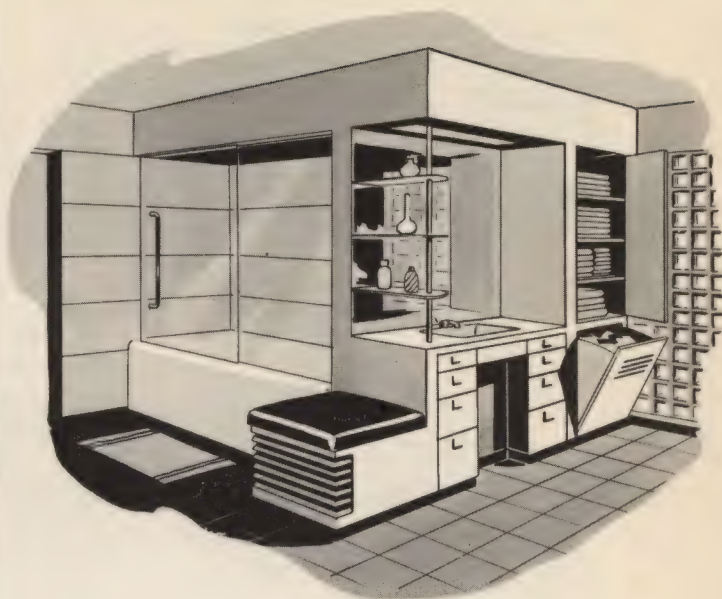
WORK CENTER STORAGE One very serious feature to consider in planning the work center is that of storage space. Too many home-planners fail to take advantage of available space in the area in providing organized storage. A common error is in the design of shelves. Shelves should not be so deep that items stored at the rear can not be reached easily. Practically everything stored on shelves in the work center can be placed on shelves not more than ten inches in depth. By using wall-storage methods, much of the space occupied by standing cabinets and overhanging shelf cabinets could be salvaged for more useful purposes. Canned goods, usually stored in the fruit cellar and requiring a trip down and up the basement steps, or stacked on a high, dark shelf in the pantry, can be placed on a narrow shelf where they are easily reached and where the labels can be read, eliminating a lot of unnecessary fumbling. Well-ventilated bins should be included for the storage of fresh fruits and vegetables.

The problem of organized storage in the work center is even greater in a small home. If you are planning a small home, the space beneath the sink and work counters should be completely utilized. This space has a good depth for all kinds of drawer units and hard-to-store items.

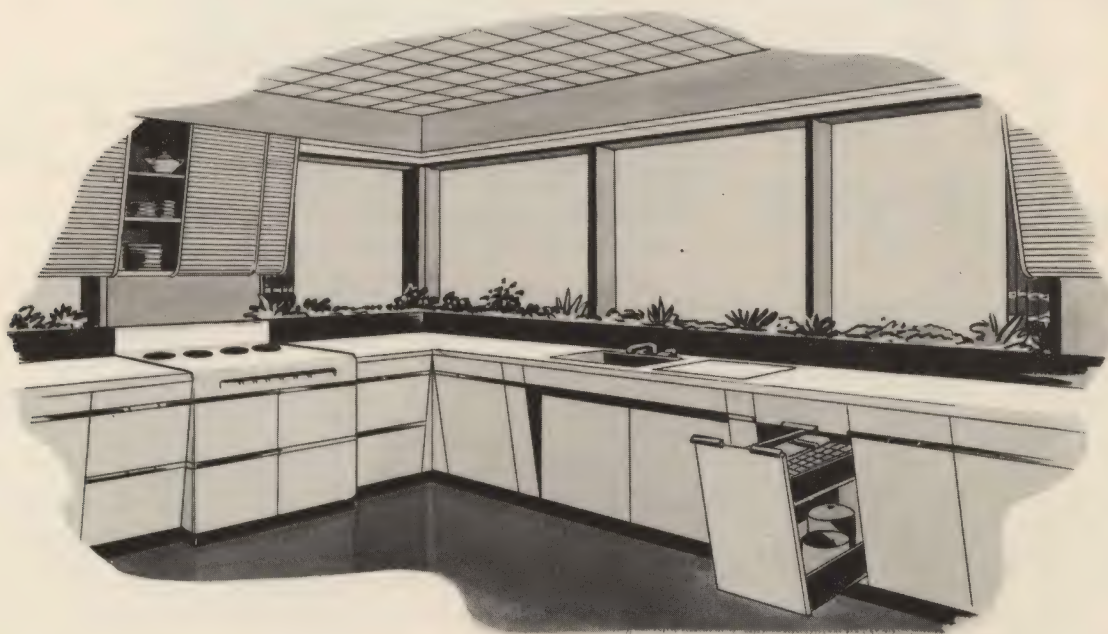
The typical American housewife bemoans the fact that she has inadequate storage space in her work center. Closets, of course, are not the solution to her problem. The solution is, however, a plan whereby as much wall storage space as possible is given to her for the storage of the countless pieces of equipment she requires to do her work efficiently.



Halls can be planned for dual-use. They can provide banks of storage units for many hard-to-store items and serve as a passageway too. Correct use of materials and color is important.



This bathroom emphasizes storage space. The lavatory is built into a drawer cabinet with a linen cabinet and clothes hamper on one side and a seat with built-in heater on the other.



Since the work center is one of the most important areas in the house, the storage problems of this space should be planned in great detail. Convenience in the operation of a work center depends almost entirely on where "things" are located.



BULK STORAGE For the storage of bulky things, closets waste too much room.

Clothing and blankets can be stored in closets with space-economy, but little else *can*. Who has not tried to take a card table, vacuum cleaner or some other bulky item out of a closet filled with clothes, dragging most of them off their hangers, without fervently wishing for a better storage place for such things?

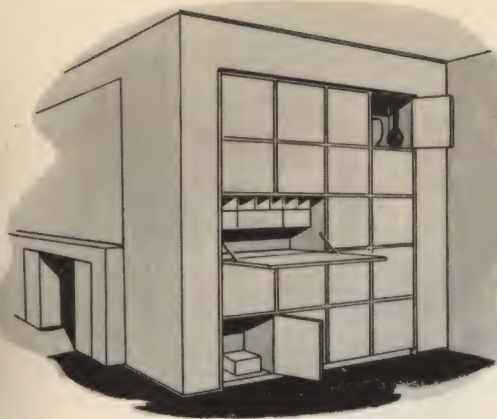
One excellent spot for the storage of bulky items is the garage. Garden tools, the baby carriage, bicycles, skis, the lawn mower, can all be stored there conveniently. Most of these items should be kept on the ground level anyway, and carrying them into the house is a useless expenditure of effort. Extra footage may be required when you plan your garage, to accommodate compartments for this bulk storage.

Home-planners would do well to consider the great expanses of wall-space in halls, as described previously, when attempting to find a solution to their bulk storage problem. Built-in cabinets in halls can hold large quantities of bulky things that can be kept nowhere else conveniently.

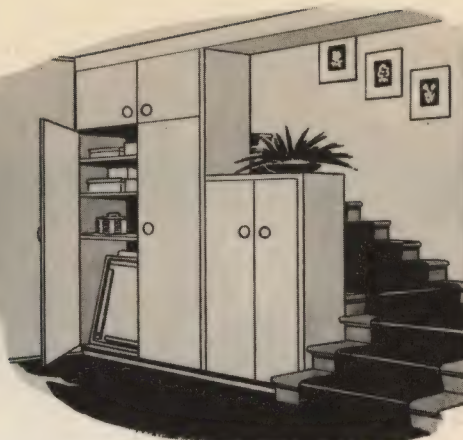
GENERAL STORAGE There is one other possibility to consider in the question of storage space, and one which many people seem to have forgotten. This is the construction of a room attached to the house or built as a separate unit in the yard. A good architect or designer, with materials available, can show you how to build an attractive and efficient storage house where summer furniture, lawn swings and hammocks, tents, hunting and fishing equipment, trunks and other articles which are used only a few times each year can be stored safely and conveniently.

The house planned for organized storage, with facilities in every area of the house, will give more space for the things nobody-knew-what-to-do-with-before than has ever been thought possible. Because there will be plenty of space for everything, and because a lot of useless furniture and cabinets will be done away with, there will be a great deal more space for convenient, comfortable, pleasant living.

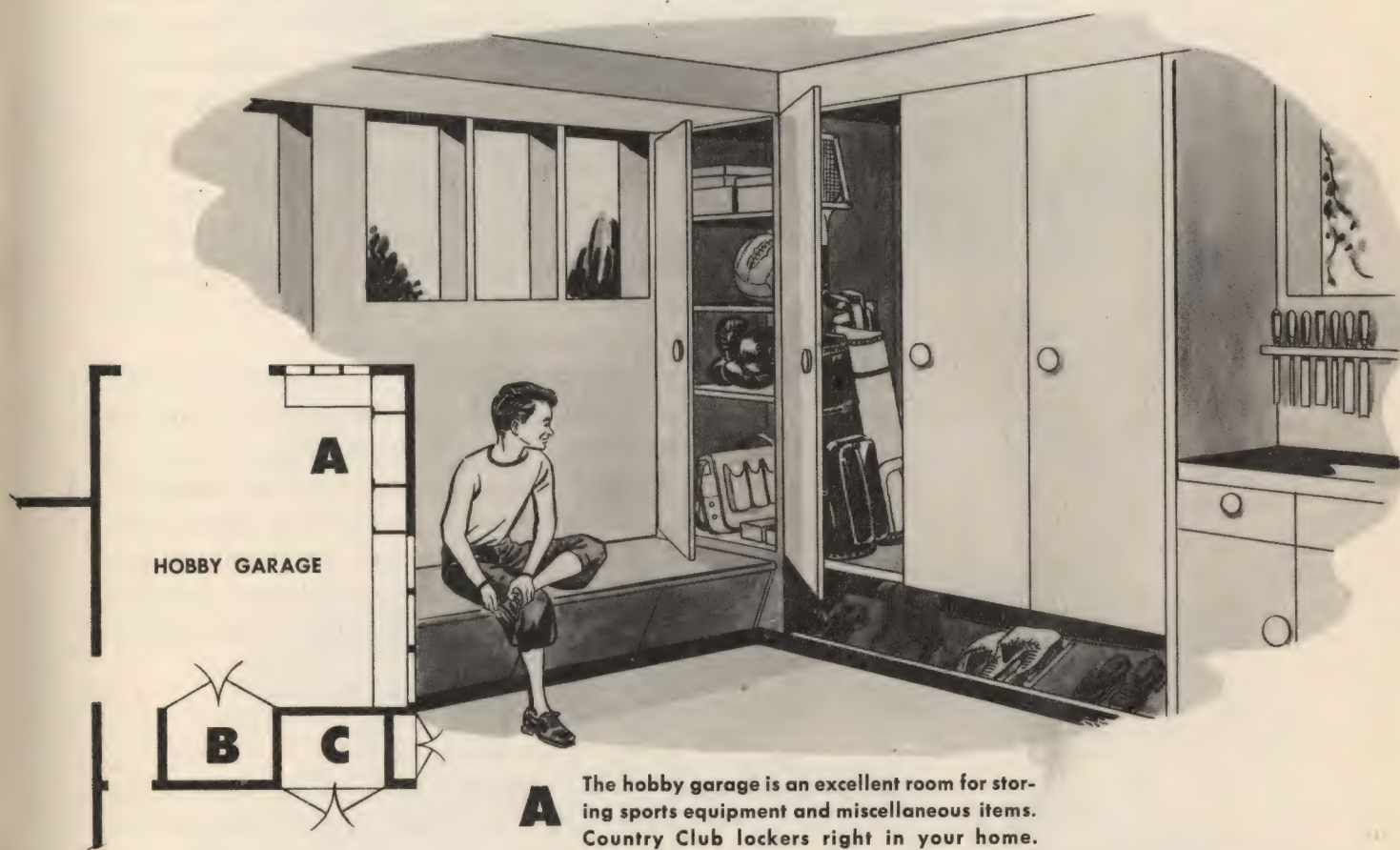
The problem of storage involves very intelligent planning . . . of what you want to store, where you want to store it, how big it is, and how often you will want to take it out of storage.



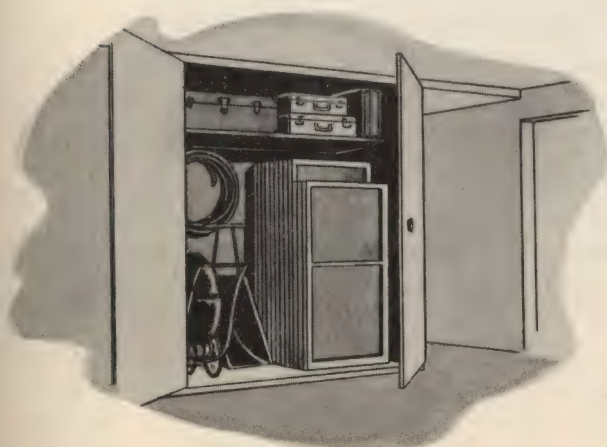
A built-in storage unit that can be used in any room in the home. Note the desk feature.



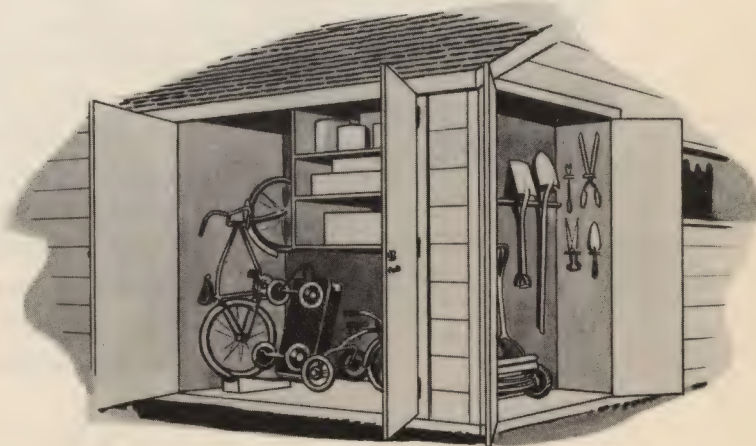
Useful storage space can be provided around a stairway rather than an ornamental railing.



A The hobby garage is an excellent room for storing sports equipment and miscellaneous items. Country Club lockers right in your home.



B Trunks, luggage, baby buggy, storm windows, etc., have to be stored in a good dry place.



C A bicycle and other wheel toys have special storage requirements. Note the handy cabinet for garden tools.

RELAXATION

A very important part of gracious, pleasant living is the relaxation one may enjoy in his home. There should be an area in every home where the pursuits of active living can be taken care of adequately. For this reason, we have developed the activities room, the hobby garage, space for outdoor recreation, and accommodations for pets.



ACTIVITIES ROOM The activities room is an all-purpose room, a bright and informal place where children may play without restriction and where parents and older children may enjoy themselves. It may be used as a study, home office, game room, a hobby room, or for any of countless other purposes. It may have a washroom adjacent to it, and with the addition of a built-in bed may be easily converted to a guest room. The activities room can take the place of a finished basement room. It may contain a bar, a screen for home movies, a ping-pong table and plenty of built-in storage space for toys and games.

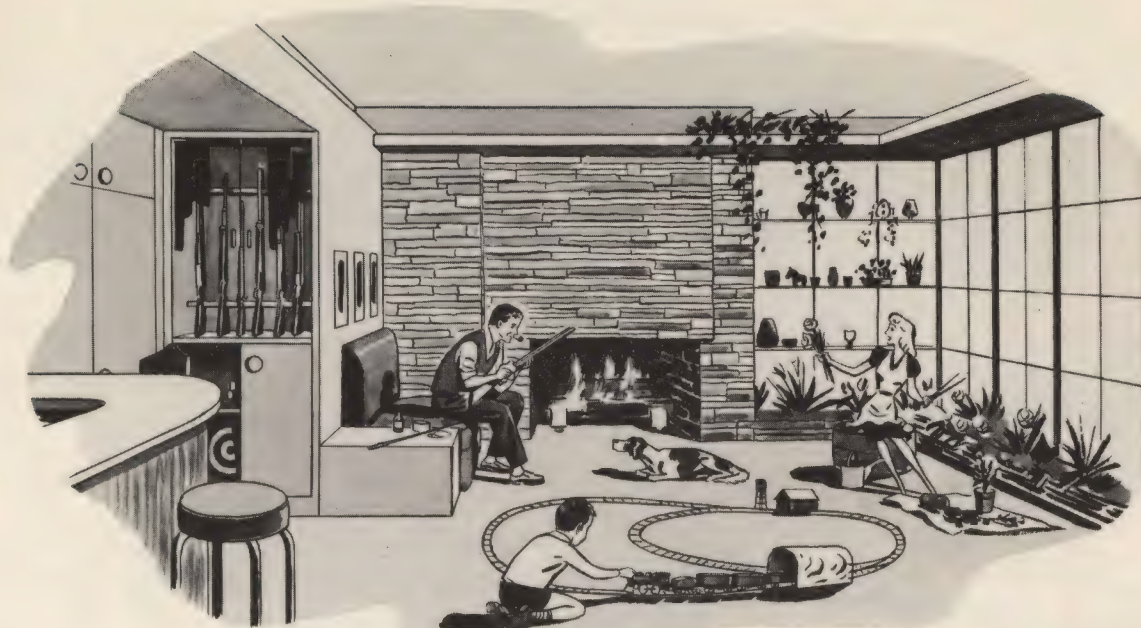
Building in the furniture will allow more space for activities. It is well to investigate the possibilities of having the furniture and fixtures built at the time the house is built, as this may be the more economical plan. With an activities room, you have an area where all members of the family can enjoy themselves, and where you can entertain guests. A built-in radio phonograph is an excellent addition, and the unencumbered floor space can be enjoyed by all the family and their friends.



HOBBY GARAGE When you plan your home, consider the pursuit of hobbies carefully. One space that offers a natural spot for hobbies is the garage.

A radiant heated garage, with adequate extra space, is a fine place for a work bench, lathe, and the endless tools and gadgets with which the hobbyist surrounds himself. Taking the hobby out of the house achieves two purposes: It separates the hobbyist from activities of the home which might prove disturbing, and, if his hobby is a noisy one, it allows the other members of the family respite!

Here again be sure to take into consideration needs for extra floor space in the garage when planning your home, to accommodate any hobby activities you may wish to move to the garage.



THE ACTIVITIES ROOM

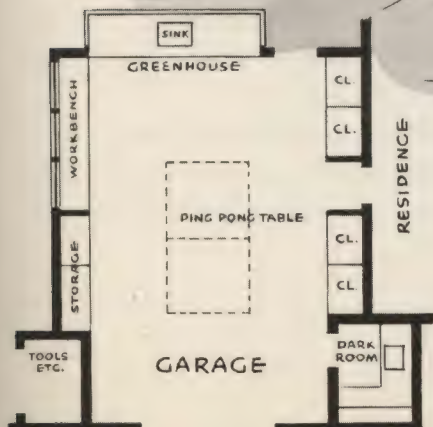
The activities room is planned for real use by the whole family and their friends. It is an ideal area for informal living and entertaining.

The snack bar, storage cabinets, plant boxes, radio-phonograph play area, fireplace, the bed-lounge, sewing need, etc., are all a part of this living space.



THE HOBBY GARAGE

A very important addition to the small house is the attached hobby garage. It can be easily heated and provides an ideal spot for the entire family to pursue their favorite hobbies. It is also a good "rainy day" playroom and the generous storage space is always needed.





OUTDOOR RECREATION Earlier we considered the surrounding grounds and landscaping as an integral part of the house. In planning the home, an important feature to consider relative to the house itself is that of outdoor recreation. After the family check list has been analyzed, plans should be made to provide for the activities of each member. It might be well to consider the need for active recreation and for quiet recreation, and to allot each its proper space. For active recreation, the grounds of the new house might have a badminton court, a putting green for golf practice, a wading pool for small children. For quiet recreation, a terrace with deck chairs for relaxation, or a small garden plot or flower bed, will add to the enjoyment of the home. Almost any plot can be arranged to provide necessary recreational facilities if the needs are cited in the original plans.

Arbors, screen plantings and garden walls are very attractive outdoor partitions, and can be constructed economically.

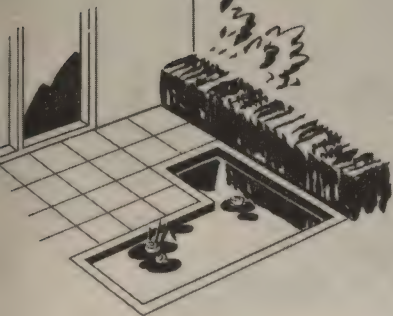
Another interesting addition to the home, and one which offers not only recreational possibilities but also serves as a pleasant way of entertaining guests, is the outdoor grill. Almost anyone with the initiative and a few inexpensive materials can construct such a grill himself. The family is certain to enjoy food prepared and eaten outdoors, and the arrangement gives the men of the family an opportunity to display their cooking talents.

The possibilities for outdoor recreation are unlimited, and depend only upon the desires of the family and the use of originality in planning the house site.

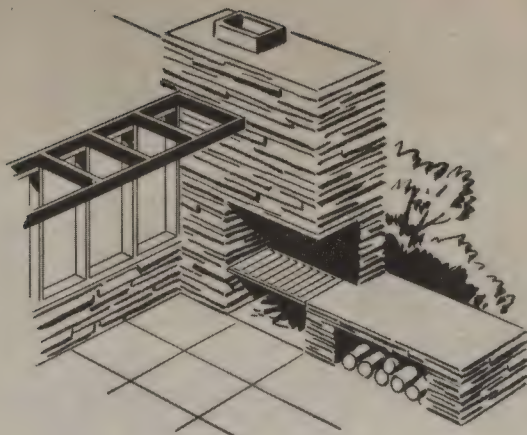


PETS Since so many families include a pet as a member of the household that the original plans should include them, too. Many cities and neighborhoods restrict the freedom of animals to such an extent that it seems only right and proper that they be given some degree of freedom in the home. A fenced enclosure adjacent to the service area or garage, with sleeping quarters in the garage, provides a comfortable place for them and enables you to care for them conveniently.

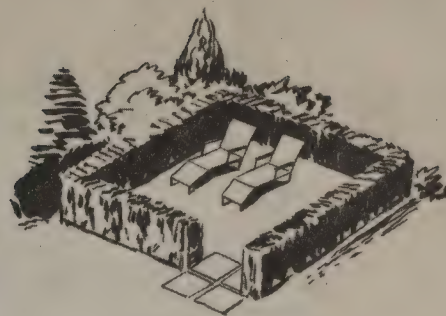
For the suburban home builder who contemplates keeping large animals, special facilities will have to be included in his plans to care for them, with perhaps the purchase of additional land for maintaining them.



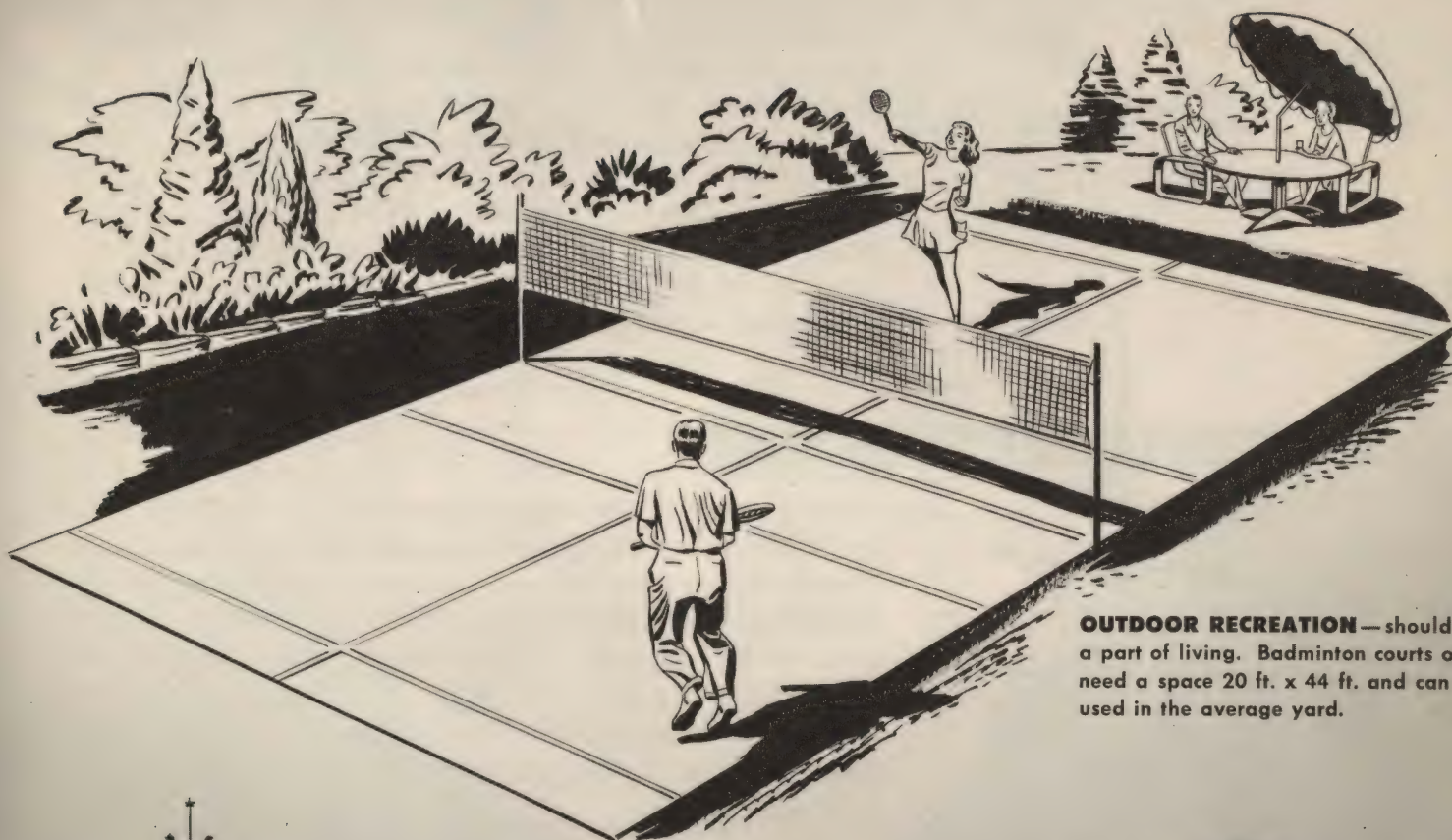
A flower pool can be attractive.



The barbecue is Dad's delight.



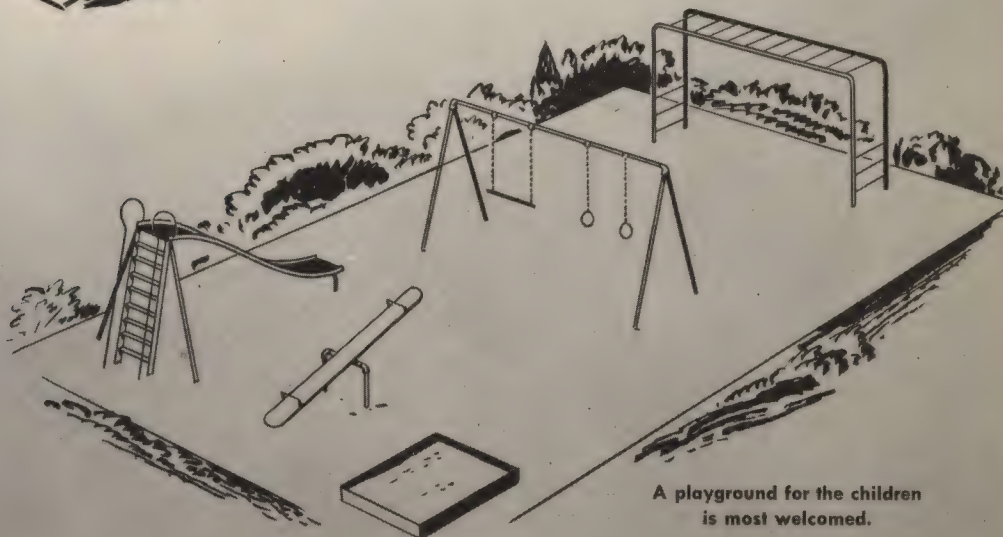
A secluded sunning spot for relaxation.




OUTDOOR RECREATION—should be a part of living. Badminton courts only need a space 20 ft. x 44 ft. and can be used in the average yard.



Pets need a special place to play.



A playground for the children is most welcomed.



Exterior design and construction...

No house should be a copy of an old one, even though it may be reminiscent in style, because the utilization of new developments make it imperative that the principles of construction be altered. Some styles can be very pleasantly adapted to a mechanically efficient home, with the stress on honesty of form and function, but to place in an old style exterior all the fine developments of engineering, architecture and design is like installing a 1946 engine in a 1900 chassis and expecting peak efficiency from the unit.

CLIMATE, LOCATION



A house with a low-pitched Spanish tiled roof and pink stucco walls may look fine in the southwest but in the colder climates where sleet, ice and snow are to be found three to six months of the year, such a home is out of place. Climate and exposure should be well studied before construction work starts—in fact even before any of the preliminary planning is done—so that the best possible solution to the location of rooms, and the insulation required in them, can be provided.

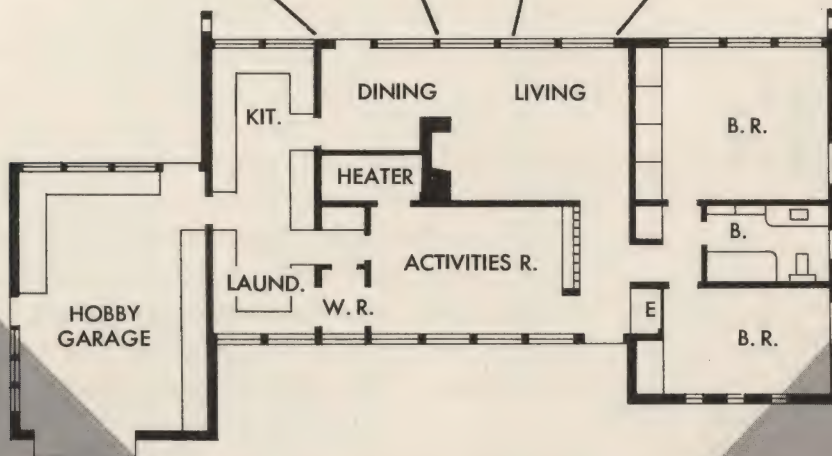
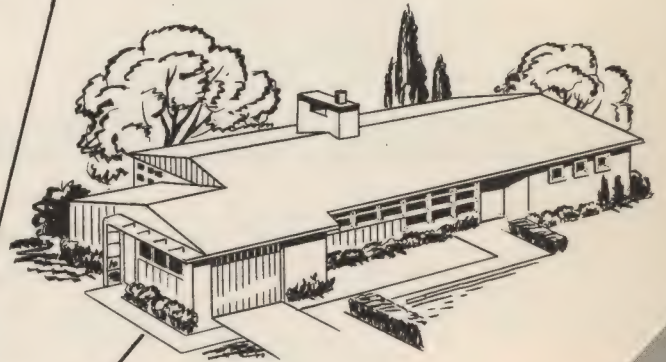
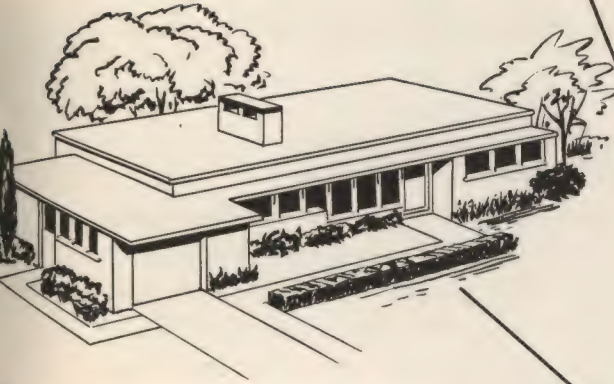
AVAILABLE MATERIAL



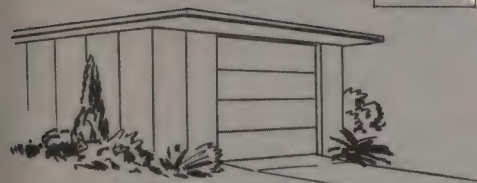
Almost without exception, it is more economical to use readily available material in your new home than it is to delay progress of construction while waiting for some hard-to-obtain material. The cost of the delay will undoubtedly not be worth it and the home-builder must add the cost of such a delay to his original estimate. Small homes should rely on good proportion and simplicity of design rather than the use of odd materials for a pleasant effect.



*These four homes have
the same floor plan*



A GOOD BASIC PLAN
can be developed into a variety of
exterior designs . . . as shown in the
four sketches above. Plan the house
from the inside out for convenient living.
Capable designers will produce a
pleasing exterior.



Prefabricated plywood panels



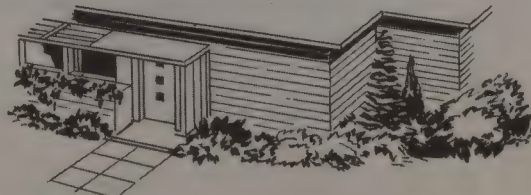
Ledge rock and shake shingles



Hand-split fieldstone



Cypress siding and timbers
and brick in patterns.



Block masonry units produce an interesting effect with the
vertical joints left flush and the horizontal joints raked out.

SIMPLICITY



Useless ornament is of no importance to the actual living qualities of the home. Very often, ornamentation is responsible for the exterior design "going out of style." This does not mean that all houses should be stripped of their exterior detail with only the austere walls and roof remaining, but that emphasis should be put on good detail design of simple forms, incorporated with well-balanced wall surfaces and openings and with accents added where they seem important.

CONVENTIONAL CONSTRUCTION VS. PREFABRICATION

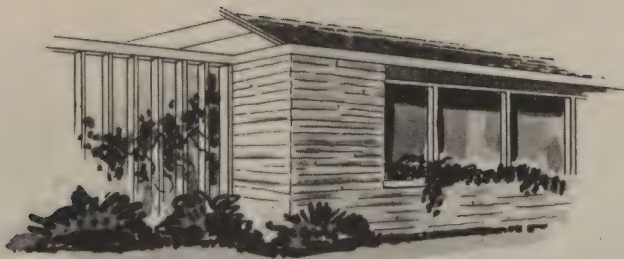


The one importance to you, as a home builder, in the question of conventional construction as opposed to factory-built homes is *the availability*. The prefabricated house is still pretty much in an experimental stage, and *you* want *your* house *now*. In this book, an attempt has been made to show you how to build that house, and the things you should consider in planning it. There are no hard and fast rules for building a home. Your plans must consider your own particular needs, and then meet them. It may be that someday prefabricated houses will reach such a stage of development that people can select them to fill their needs, but we feel that as far as today's house goes the average home-builder can, by sensible planning and by a serious consideration of his family's needs, build a comfortable, pleasant home by the conventional methods. There are many good styles—many good plans—from which the prospective builder may choose. The time to plan *today's* home is *today*.

WINDOWS



The ordinary window is a relic of the past. Today, it is not necessary to construct windows that are mere slits. Beautiful picture windows take advantage of lovely views and flood the rooms with sunshine. Windows that turn corners have become practical and desirable and the trend is away from windows that open or close. Today's windows are not broken up into small panels, for clear panes of glass render views more clearly and are easier to clean. They are often insulated, with a narrow louvre for ventilation. The insulated window, constructed of sealed panes, is bringing new comfort to the modern home by permitting efficient and genuine air-conditioning.



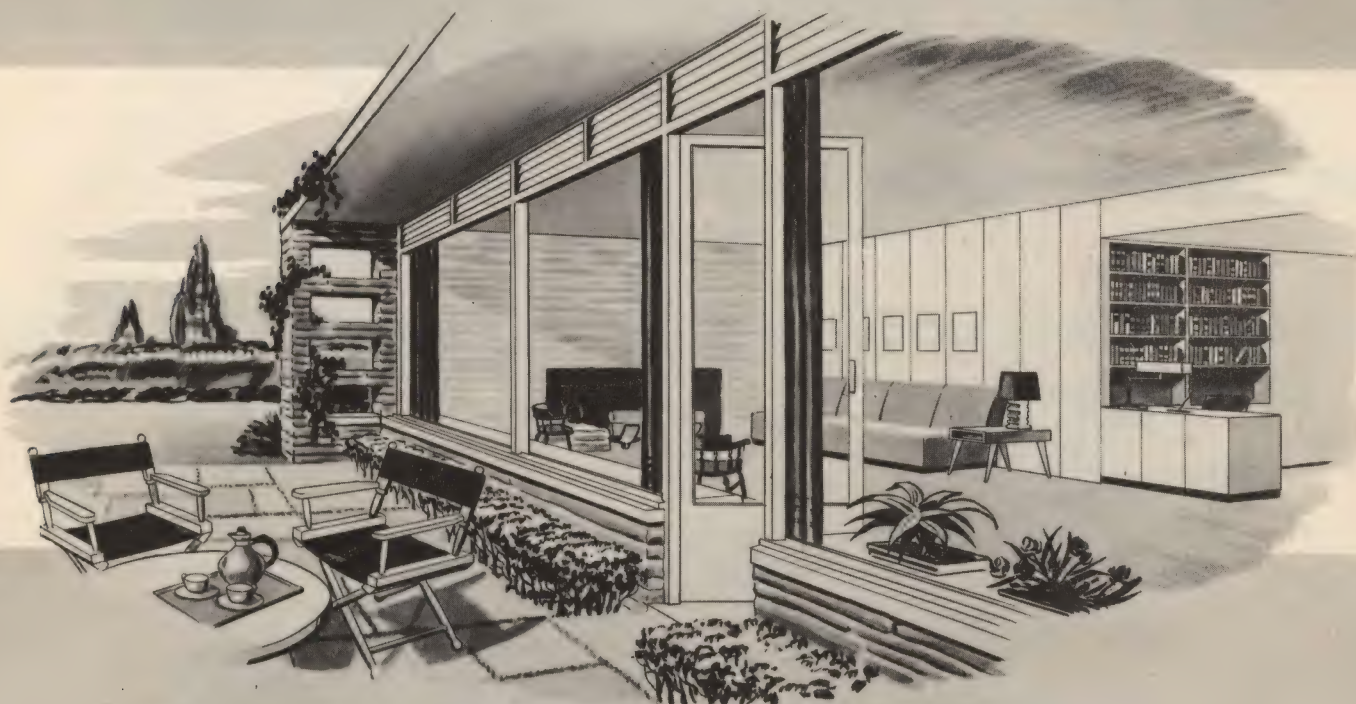
A built-in planting box . . .



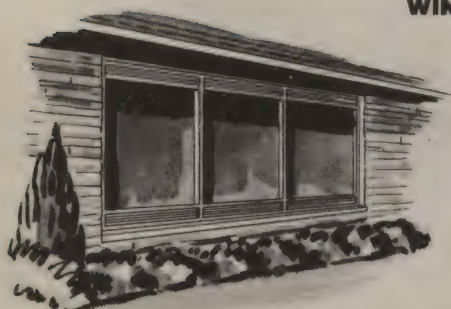
A friendly recessed entrance . . .



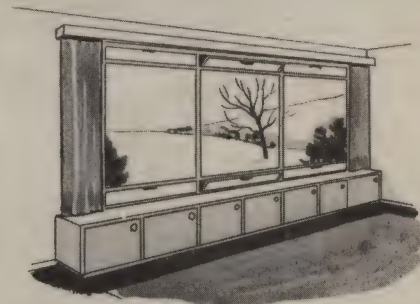
A special studio window . . .



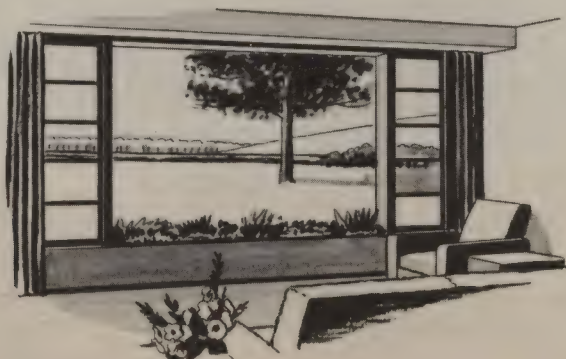
WINDOWS . . . A FEATURE OF TODAY'S HOUSE



Stationary glass-louvered ventilators . . .



Good ventilation in these
top and bottom vents . . .



A picture window has distinction . . .



A beautiful house deserves the complement of a charming and gracious interior. Our new houses are so inspiring that there should be no timidity of approach in closely relating the architectural backgrounds with the interior decoration. They should join together to complete a design for living . . . a whole, composed of parts wherein nothing can be added or taken away without detriment. In the interior of the home, with unlimited possibilities for a wide variety of arrangements, the home planner has ample opportunity for achieving this harmonious design.

FLOORS

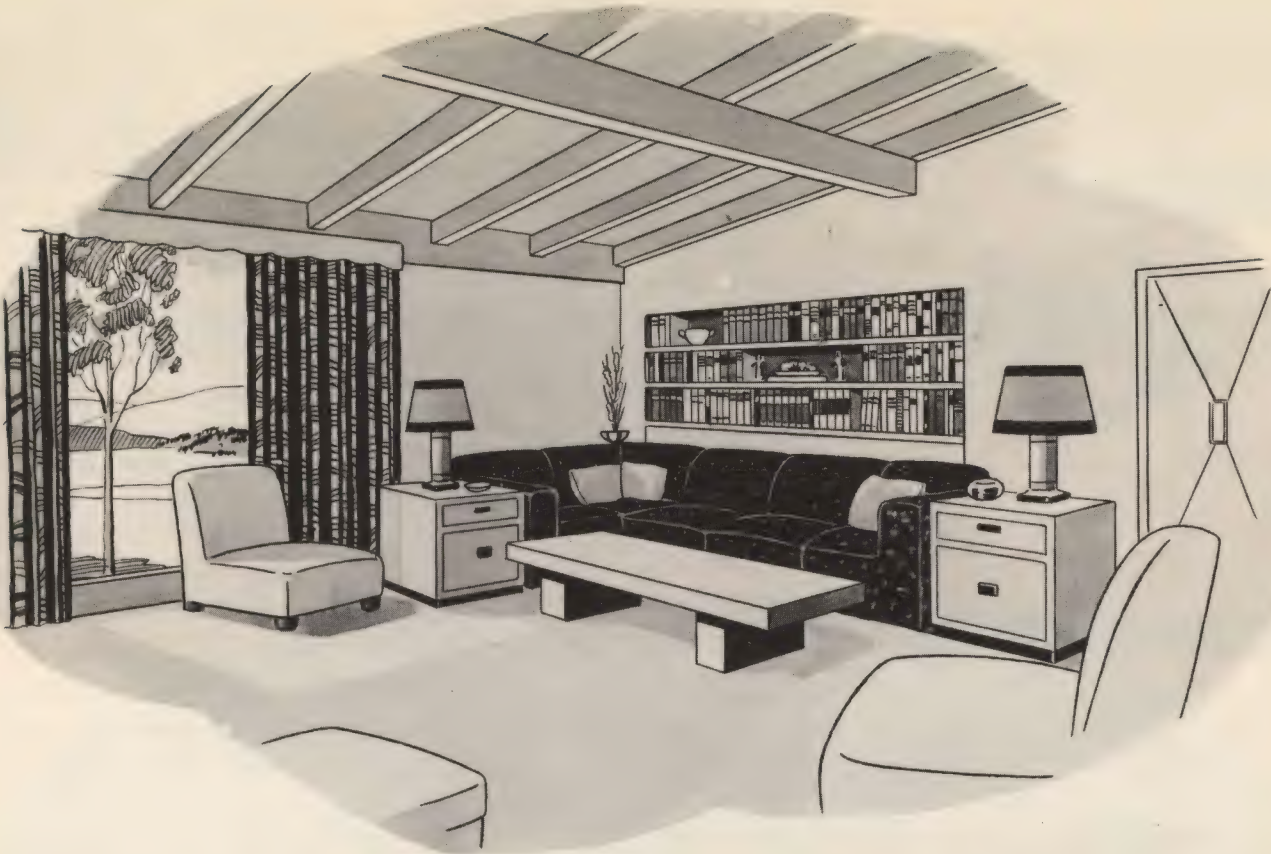


Many new homes have no basement, and the finished floor construction is a smooth concrete slab. This is made possible through radiant heating, and the floor actually becomes the source of the heat. The concrete may be colored and waxed, if economy is a deciding factor, or one may lay an asphalt tile, rubber tile, linoleum, or wood floor over the concrete. Carpeting may be laid on a pad directly over the concrete. This wide range of materials also gives an interesting range of colors and textures to study. Many delightful effects can be obtained in the treatment of the walls and ceilings to blend with the flooring material used.

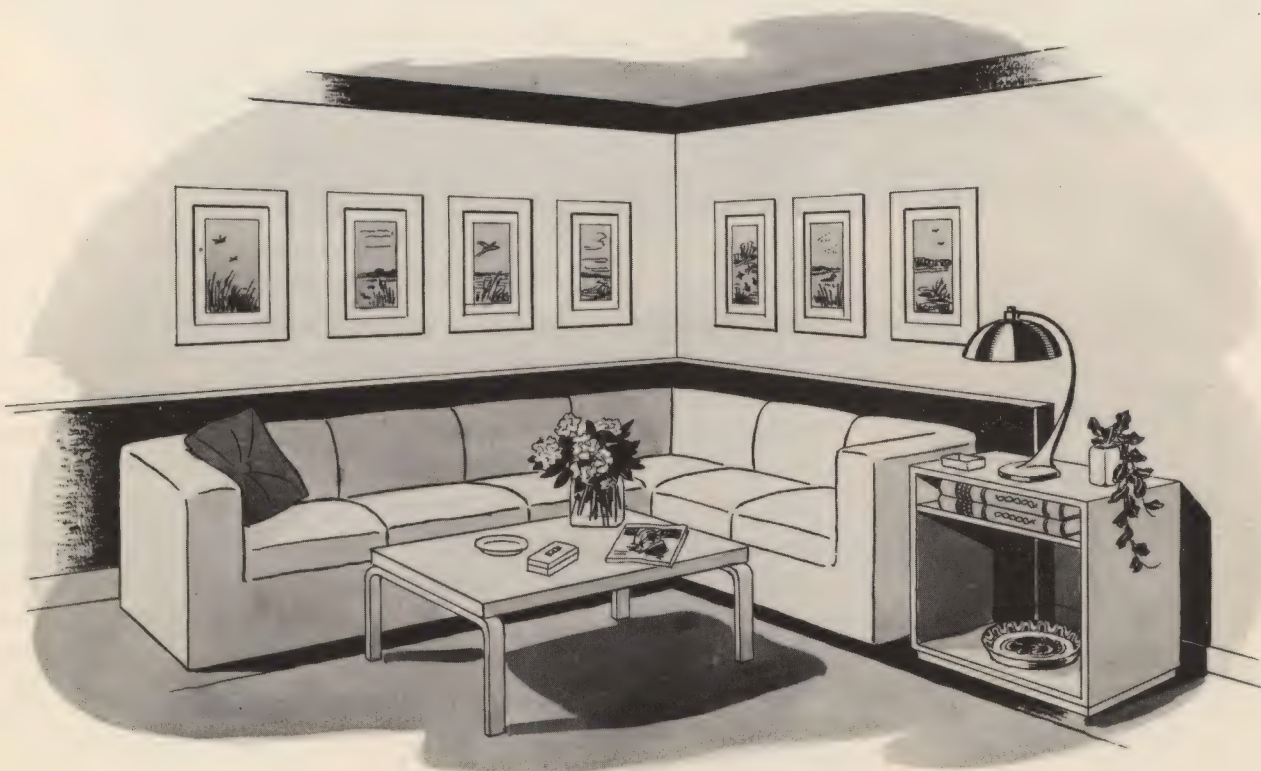
WALLS



Today, wall surfaces are designed to be more than mere partitions enclosing a room, and they may be of other material than plaster. Dramatic effects have been introduced in the use of glass walls and picture windows. Some walls, with built-in devices, are a part of the storage scheme of convenient living. In the planning of combined areas, there are many instances where fabric partitions are used, and with these and other textures and colors with which to work, a masterful planning job can achieve a harmonious combination.

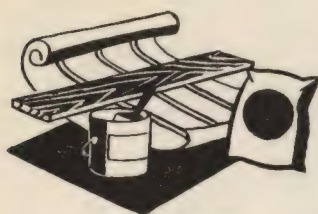


Architectural background and interior decoration are closely related. They join together to complete a design for living.



Furniture groupings are important and should be placed in the room to contribute to the finished design. Hang pictures in relation to a base in order that they may be part of a satisfying composition.

CEILINGS



One of the best places to use acoustical material is in the ceiling, and either composition tiles or acoustical plaster will give the desired result. This holds true even though the ceiling may vary in height, as is the case in many of the new homes. While it is still quite general practice to use neutral tones on the ceiling, many rooms have been given new life by the use of unusual color treatments there. Rooms in which the color of the ceiling is complementary to the color of the walls, instead of matching it exactly, are becoming increasingly familiar. Here, again, the originality and good taste of the home-planner are the deciding factors.

FABRICS



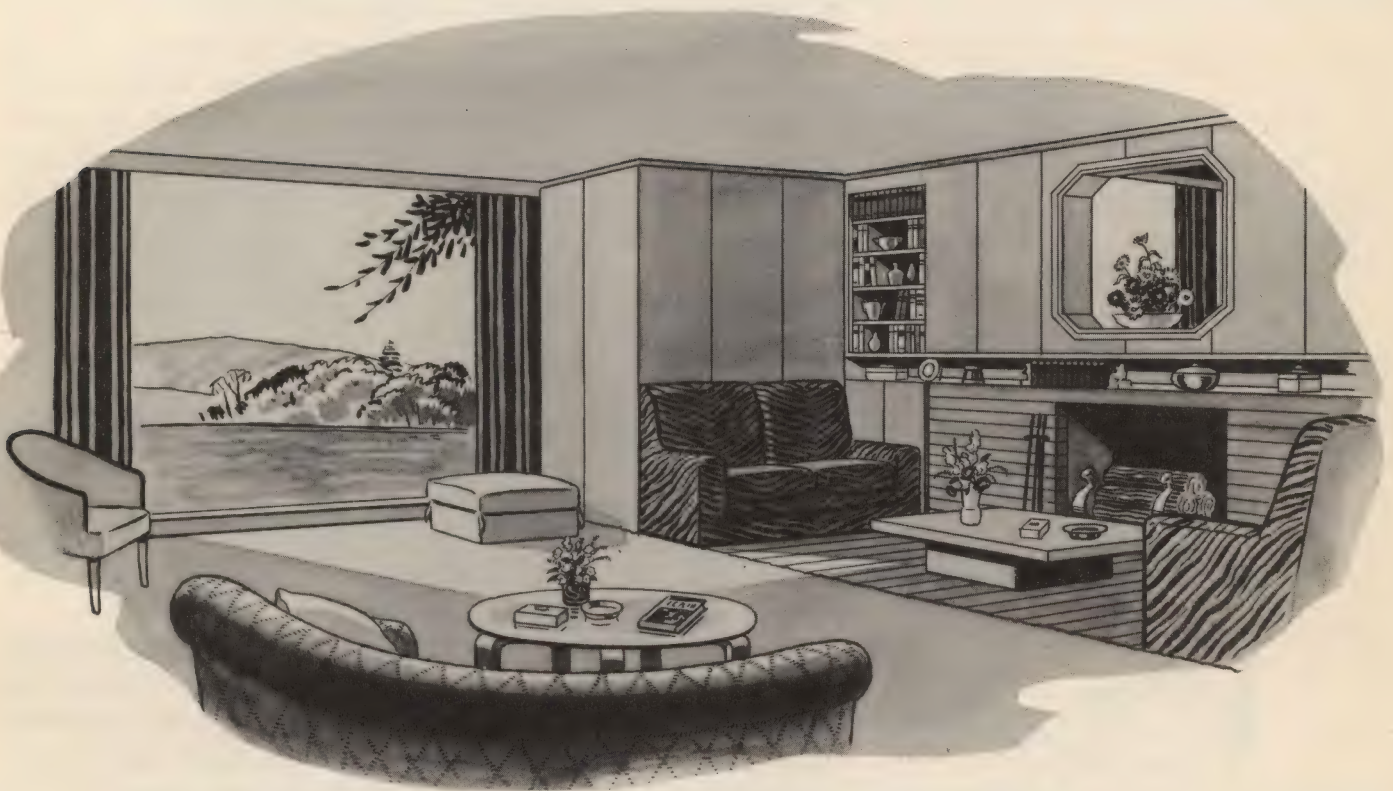
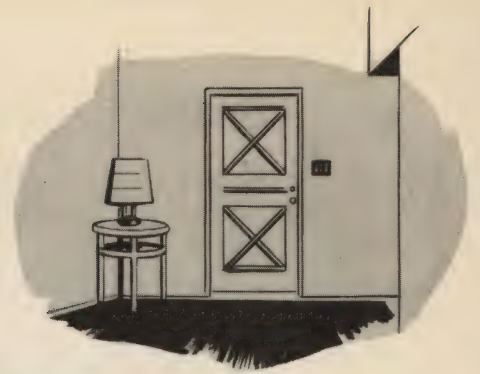
In the new home, emphasis should be placed on the use of drape fabrics for large glass areas, for separation of rooms, for absorbing sound, or for providing large solid surfaces of plain colors.

Washable plastic fabrics for drapes and furnishings may be available in the very near future, and should be considered by the potential builder as an economical and practical medium of color and decoration. The designing of rooms for dual-use especially lends itself to the use of fabrics with interesting textures and colors. In the home where there was once a doorway or wall, the modern designer may use a fabric partition which can be pulled back when desired.

DETAILS, FURNISHINGS, ETC.



While there are many practical ideas for built-in furniture and appointments in some rooms, such as the work center, bedrooms, living room and activities room, and a very great need (and desirability, too) for concealed storage units, there still exists the need for proper movable units. The only desirable movable units are those which actually serve a purpose, and the only real purpose is serving you. Don't clutter up your house with useless furniture, and when you *do* move in pieces, make sure they are in the right proportion for your room. Pictures, lamps, occasional tables, chairs . . . all should serve a practical purpose, either for design or for some functional use. Correct appointments and good taste in the use of color add much charm to any home. Plan to enable your family to enjoy beauty and comfort as well as convenient living.



A beautiful house deserves the complement of a charming and gracious interior . . .



Mechanical Features...

Some of the greatest improvements in the new home are in heating, ventilating, lighting and sound control. It is not necessary to consult a laboratory to have these controls, nor is it necessary to have great control panels to adjust them, as some people think. The term "air-conditioned" has been loosely applied to many heating systems in the past few years. It is wise to investigate this feature of your new home thoroughly and avoid a costly error. Comfortable living and easy housekeeping depend a great deal on your heating system doing a good job. Good planning, and consultation with a progressive designer or architect, make all these available for the modern home.

HEATING

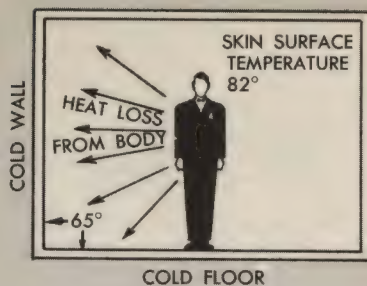
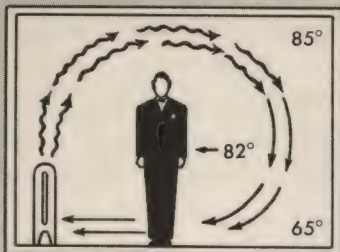


RADIANT VS. CONVECTION In order to understand radiant heating, a more familiar form must first be understood: convection heating, the type used in most homes. Hot water, hot air and steam systems are all forms of convection heating and require registers or radiators to carry the heat to different areas of the house.

In radiant heating, the same basis of heating is required but the heat itself is transmitted through the floors, the walls or the ceilings by means of hot air ducts or hot water coils encased in the construction. In the home which uses radiant heating there are no hot and cold areas in the rooms, and the floors are warm. When large surface areas are used to radiate the heat, the entire room glows with the gentle warmth of a bright spring day. In most radiantly heated homes, the occupants find a thermostat temperature setting of 65° to 68° to be quite comfortable. Since the surface temperature of the floor, wall or ceiling is only 82° to 85°, it is possible to use any material on the heating surface with no danger of damage. This temperature is about the same as the surface temperature of the skin.

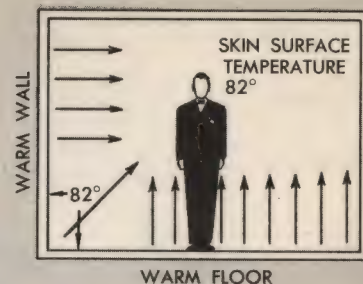
Installation costs of radiant heating systems may be compared very favorably to the old-fashioned method of convection heating. In many installations the operating costs have proven to be more economical.

Below—Ordinary hot air registers and radiators produce air currents. Unless these systems are well designed the result is uneven room temperatures with cold floors and hot ceilings.

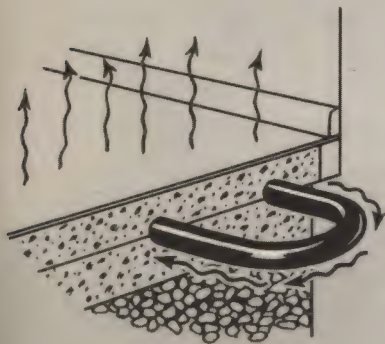


Above—This man is cold because of excessive heat loss from his body to the cold wall and cold floor surfaces, even though the room temperature is high.

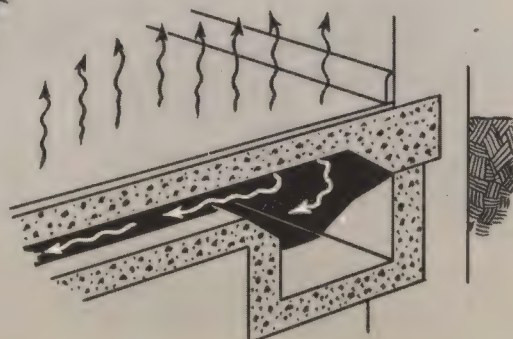
Below—This man is comfortable because the warm wall and warm floor surfaces bathe him with radiant rays equal to his skin temperature. This is what happens in good radiantly heated rooms.



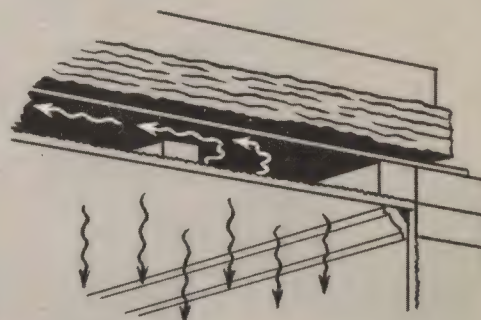
RADIANT HEATING provides the "gentle warmth" of a bright spring day. It is clean, healthy, comfortable and economical . . . too, cold floors and drafts are eliminated.



Above—Hot water radiant heating or panel heating is usually done in the floor, although walls and ceilings can be used. The hot water pipes are pressure tested for leakage before being encased in the construction.



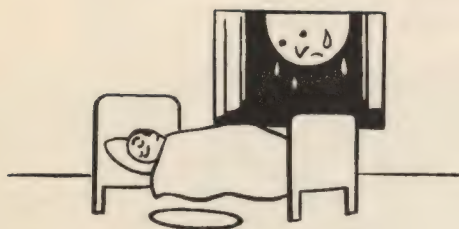
Below—In hot air radiant heating, supply ducts distribute the air to a cellular floor construction and return air ducts carry the air back to the heater for recirculation.



Above—Some of the most recent hot air radiant heating has been done in the ceiling. This installation permits the use of higher temperatures since the heated surface is not in direct contact with the body.

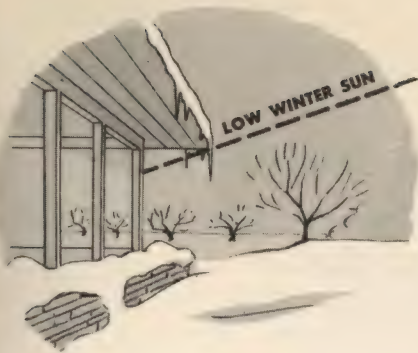


SOLAR HEATING In solar heating, we take advantage of the seasonal position of the sun to gain the most of its benefits. This involves not only the placement of certain sections of the house, but the design of the landscaping, as well. Rooms in which we desire the early morning sun are placed toward the southeast, and those in which we want the afternoon sun are placed toward the southwest. Large areas of sealed, double-glass windows are used in the southern exposure, but incorrect use of such areas may result in disaster. Here, an expert must be consulted, who can calculate with precision the exact angles of sunlight for each hour of each day of the year for the longitude involved. Protection *against* the sun is also involved, both by a "sun visor" on the house and by a deliberate development of the landscaping to provide shade during specific seasons or hours. Here, too, it is well to consult a landscape architect who can give you valuable advice on plantings for the solar house. A discussion of solar plantings, and their use, will be found in a later chapter. All phases of planning and building a solar house are so important to the comfort of that house that careful planning is required.

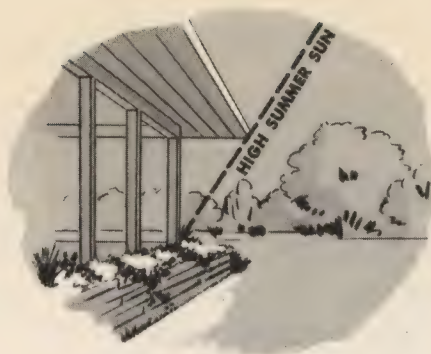


VENTILATION We have spoken of sealed windows, but if a house is sealed how do we get fresh air? The answer lies in screened and insulated louvre panels in the walls, or in ventilation by mechanical means. One of the simplest methods of mechanical ventilation is the installation of fan units in various parts of the house, or ventilation may be accomplished by a single fan unit. The term "air-conditioned", loosely applied to many systems, is generally understood to mean the control of air temperature, humidity, circulation and purity. New filters which collect pollen, smoke and dust particles will make today's "air-conditioning" a fact, and a boon to home cleanliness and health. Considering the saving on the life of rugs, draperies and upholstering, air-conditioning will prove an economical measure, as well.

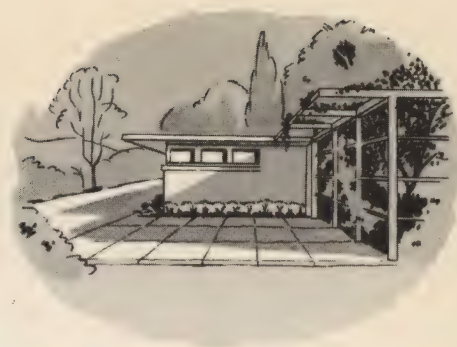
One good method of ventilating, and often overlooked by home-owners, is the use of a fan in the attic. This is an effective method and an economical one. As in many other phases of home-building and home-planning, it is necessary to consult an expert when considering air-conditioning equipment for the home.



The low-hanging winter sun enters our rooms underneath the roof overhang—providing cheerful warmth.

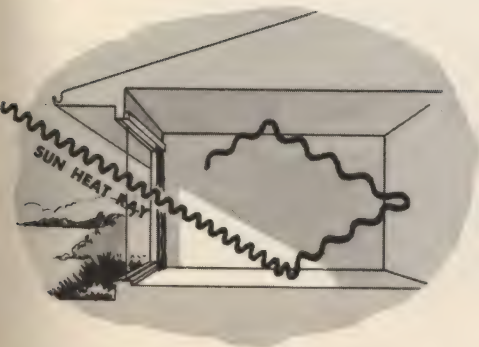
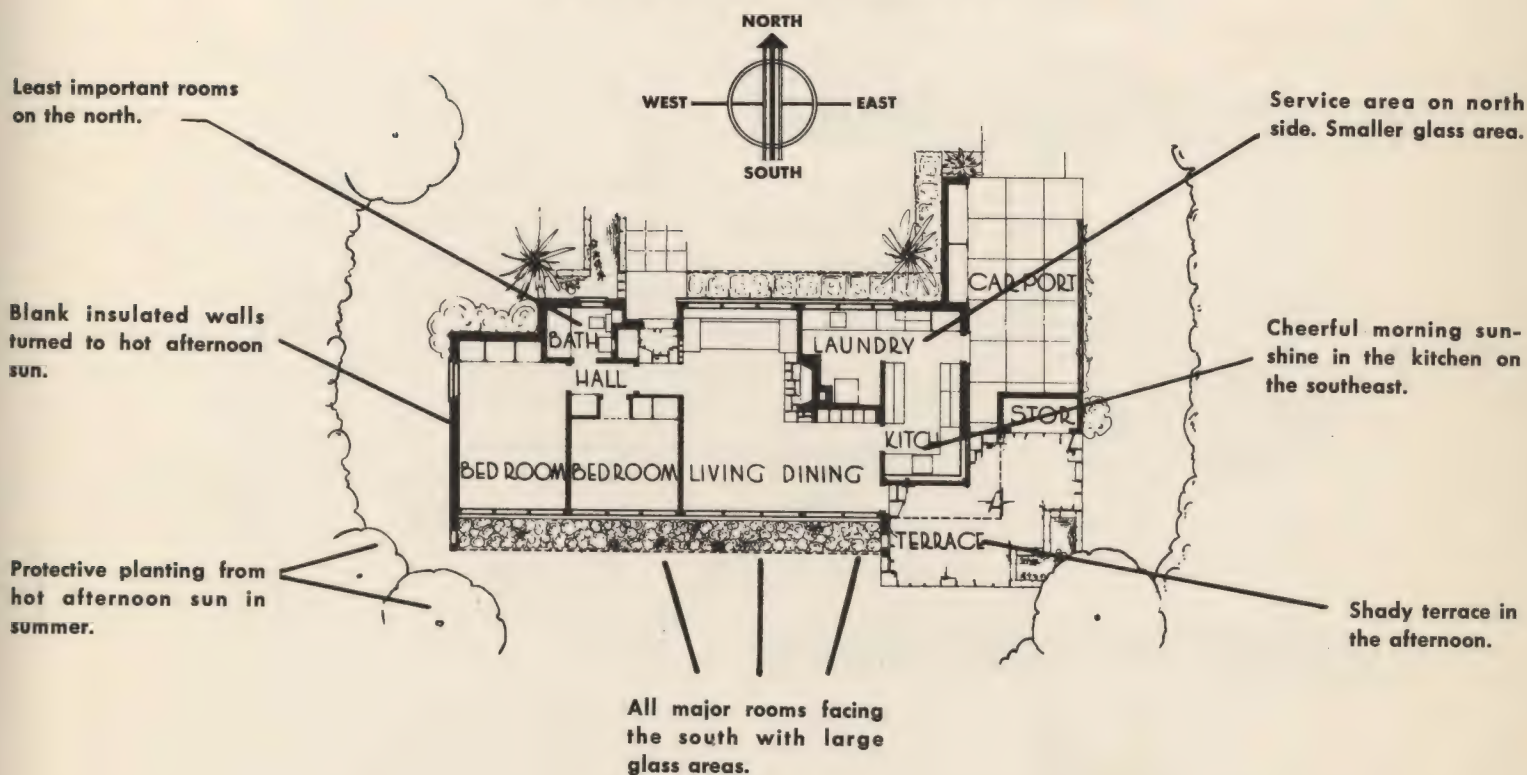


In the summer the roof overhang protects the large glass area, keeping both sun and warmth out of the house.

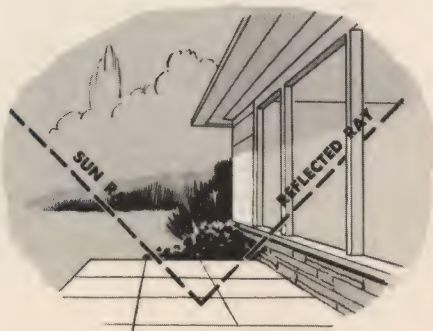


A trellis and screen planting can provide a shady terrace for comfortable outdoor living. A case of putting beauty to a functional use.

THE SOLAR HOUSE



A double glazed solar window is a trap for the sun rays. The wave length of the rays change upon striking objects in the room and are trapped behind the glass.



Reflected sun rays from a terrace into the room will raise the room temperature. This might be serious in the summer when the additional heat causes discomfort.



Nothing can surpass the beauty of solar windows. Through them the beauty of all outdoors enters our homes, providing much cheerful living.

WIRING AND LIGHTING



Electrical wiring systems should be designed to meet not only present-day needs but also to accommodate the appliances which may be installed in the future. Plenty of outlets should be included in the wiring plan. In working areas, double outlets should be provided, and special outlets should be installed for equipment you know you'll have in the future such as a deep freezer, ventilating fans, dishwasher, etc.

Provide, too, for exterior outlets—one or two for Christmas tree lights and other uses. A good plan is to make allowance for several telephone outlets for extra phones when you can afford them.

EQUIPMENT, APPLIANCES



The new home demands planning for electrical living if it is to be designed for complete convenience. Be sure to make allowance for all the appliances you have now or expect to buy. Make a check list of your appliances and where they are to be used. Don't overlook the possibility of using several in each room. Provision should also be made for the exciting possibilities of television. Hobby shop power tools may require heavier wiring. Perhaps you have some ideas of your own, and will want to make allowances in your wiring plans for these, as well.

SOUND CONTROL

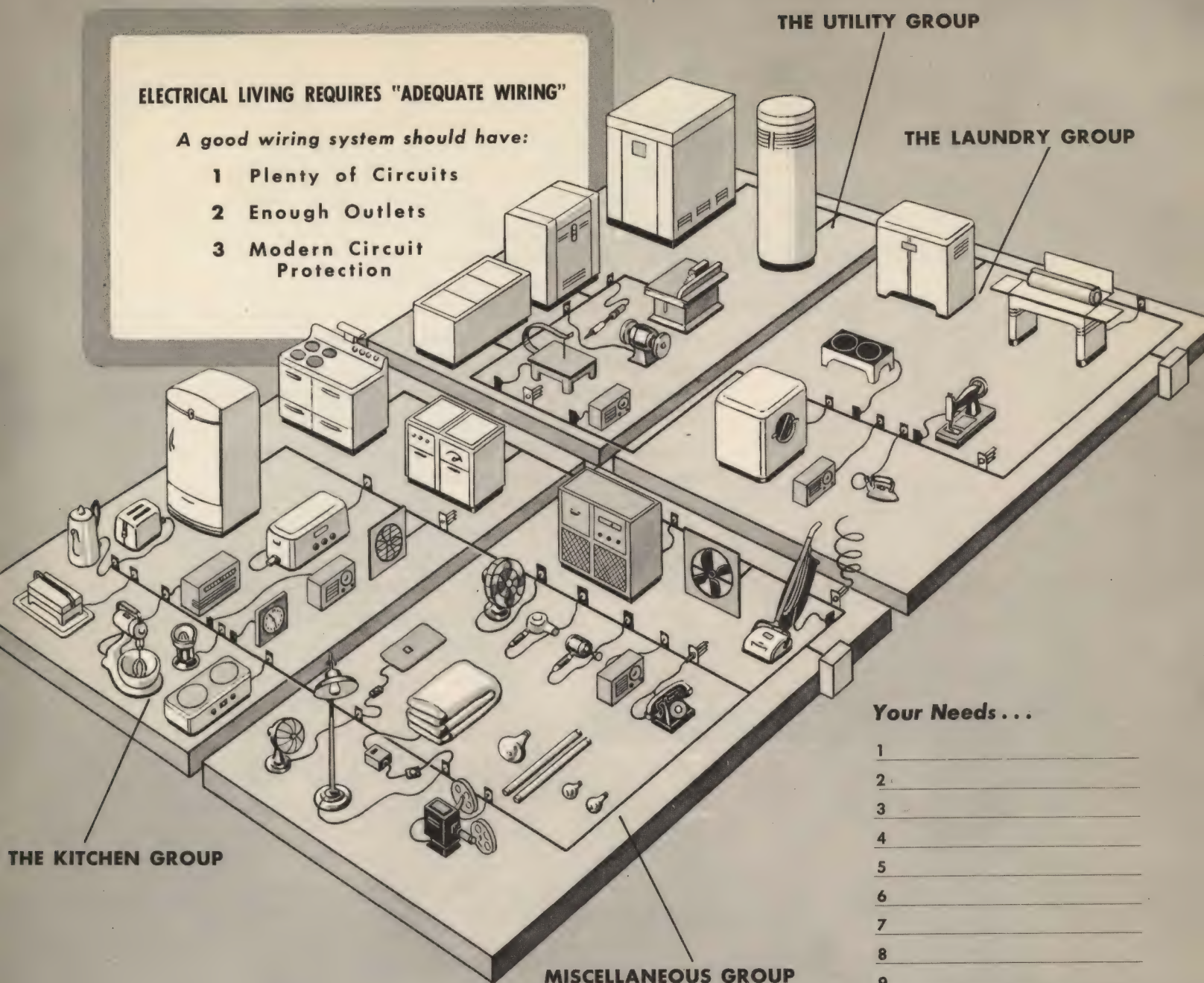


The basic objective of sound control in a home is to create a condition where all normal activities can be carried on by each member of the family without disturbing anyone else. Today's house can be sound conditioned at no great expense, with consequently a greater degree of comfort and privacy. The best way to decrease noise is, simply enough, to stop it at its source. In rooms where the greatest noise occurs, which include the living room, play-room and kitchen, noise can be reduced by the use of sound-absorbing materials. Rubber, wood, and special acoustical materials are in this category. These need not be functional alone, but highly decorative as well, such as walls, of masonry, wood paneling, and sound-absorbing blocks placed in a decorative pattern.

ELECTRICAL LIVING REQUIRES "ADEQUATE WIRING"

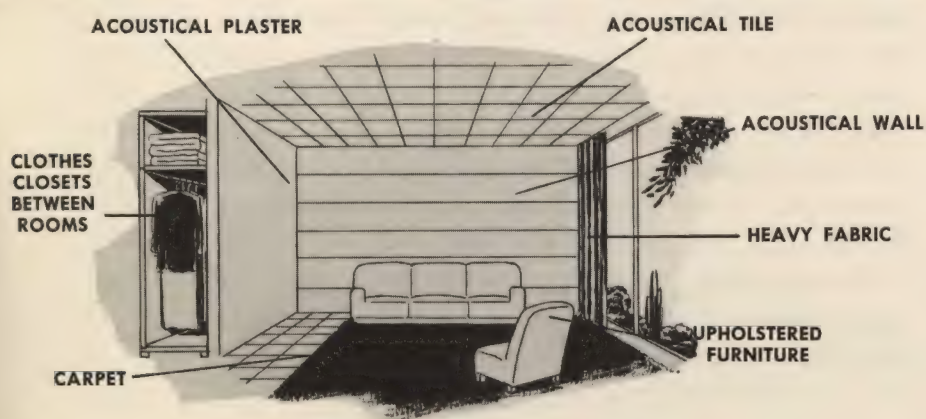
A good wiring system should have:

- 1 Plenty of Circuits
- 2 Enough Outlets
- 3 Modern Circuit Protection



Your Needs . . .

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____




SOUNDPROOFING MATERIALS

Some of the materials we normally live with are good sound absorbers, upholstered furniture, drapes, rugs and carpeting. Special soundproofing materials can be added to any room. Banks of clothes closets between rooms are good soundproofing.



A good soundproof partition can be constructed by separating the studding of the wall structure and providing a layer of sound-deadening felt between.



Landscaping...

The impression your home makes from the street is of great importance. It affects the value of your property, your neighborhood and, most of all, your family pride. Quite naturally the idea should be carried over the entire site since a good backdoor impression is equally as important as the frontdoor reputation.

One of the most successful ways of creating this impression is in the correct use of landscaping. The very best of architectural designs needs, and is enhanced by, nature. Landscaping, however, can be overdone; the side-show appearance of some landscaping schemes soon becomes monotonous.

NEED FOR A GOOD PLAN

An intelligent use of the site and the landscaping, and coordinating it with the house itself, is one of the most neglected phases of planning the new home. This is one of the reasons why so many homes look like boxes on a platter. Emphasis should be placed on a program of development based on what the home-owner can afford.



SEVERAL YEAR DEVELOPMENT The best way to produce a good final result in the landscaping scheme is to lay out a program of yearly development. In such a plan the work can be carried out as finances permit, and quite probably the major portion of the actual labor will be carried out by you. Most people enjoy working around their own homes to improve the comfort and beauty, and there is little doubt that their appreciation of the completed job is much greater than it would be if they could simply say: "Go ahead with the job and send me the bill."

Landscaping of a new home can be accomplished gradually under the yearly development plan, and for the man who enjoys outdoor work the landscaping of his home will provide exercise and relaxation.

REAR YARD FOR VEGETABLE GARDEN
BADMINTON COURT, ETC.

OUTDOOR LIVING AND DINING
TERRACE

GARDEN AND TOOL HOUSE

THE GARDEN POOL

THE BARBECUE

SCREEN TRELLIS AND PLANTING

SUPERVISED CHILDREN'S
PLAY

CLOTHES DRYING

SERVICE YARD
SCREEN

RECREATION

LIVING

RELAXATION

SCREEN PLANTING
PLEASING SKYLINE

POOL

VIEW AND PRIVACY

QUIET OUTDOOR LIVING

UNBROKEN FRONT LAWN

THE QUIET TERRACE

THE SERVICE YARD



NATURAL ADVANTAGES Unfortunately, we can't all have the "perfect site" with beautiful views, a brook, natural woods and all of the other natural advantages that people dream about when seeking a site for a home. However, such a setting may not be the perfect solution to your living needs, no matter how lovely they may sound. As in the house, the land must fit your personal needs.

Trees best frame the house if they are set slightly forward and to the side of the corners. If the site is naturally wooded, try to place the house in correct relation to the trees. Too many trees around the house can be a disadvantage, so don't be afraid to cut a few. The advantages of sunshine and natural light for the house is too important for the home builder to become sentimental over thinning out excessive growth.

Sloping sites are usually quite interesting, but in the planning of the new home, where convenience is best obtained on one floor, they are not a factor in the plans. Landscaping effects can be beautiful when they are located on different levels, but are sometimes quite costly to produce, especially when retaining walls are needed. Also, a highly-involved landscaping scheme may be very difficult to keep up without hiring extra help for this alone. If the grounds are to be maintained by the owner, bear in mind that landscaping neglected because "there just isn't time" may make your entire site look shabby and run-down.



SOLAR PLANTING A characteristic of new home planning is to place the house so that as many rooms as possible face toward the south. Since the heat of the sun is to be used to heat the house on sunny winter days, this orientation, combined with the use of sealed double-glass windows and overhanging eaves or "sun visors", is the basic "solar house."

Landscaping is fundamentally important in any solar house to create privacy for the broad expanse of glass walls and picture windows. Proper landscaping of the solar house also provides a part of the protection from the sun in the summer, when the rays are at a lower angle and might tend to stream in under the sun visor. While landscaping can provide an interesting hobby for the owner, it is well to consult an expert in solar houses before going ahead with any landscaping plan for this type of house.



Paying for a home...

Credit, and terms of repayment, are both so conveniently arranged that a mortgage loan to acquire a home is within the reach of all. There are several things the future homeowner should know about financing: Where to get the money; how to repay it economically; how much of a loan his income can afford; special credit plans for veterans.

Some concerns are specialists in home financing, lending money for nothing else. These are the savings and loan associations and co-operative banks; there is one in nearly every neighborhood. Commercial and savings banks also have arrangements for home-loans, as do life insurance companies.



Distribution of Home Lending by Various Types of Institutions, 1945

Savings and Loan Associations .	\$2,010,000,000	56%
Banks and Trust Companies . .	1,091,000,000	31%
Insurance Companies	244,000,000	7%
Mutual Savings Banks	217,000,000	6%
	<u>\$3,562,000,000</u>	<u>100%</u>



Repaying the money is largely a matter of what you can afford out of your income. There are two ways of keeping the total interest cost low: (1) Pay off the loan as soon as possible, or (2) make as large a down-payment as possible. Table I lists the monthly payments required to repay \$1,000 at varying interest rates and varying lengths of loan terms. The larger the monthly payments you can make, the sooner you can pay off the debt and the less the house will cost you in interest charges.

Table II demonstrates the difference in total interest cost between repaying a loan in 15, 20, or 25 years. Table III give some indication as to how much you can afford to spend on a house. There are certain items which must be figured into the total cost in addition to the monthly payments in principal and interest. Table II has already illustrated what you can expect in the way of expenses for property taxes, fire and wind insurance, etc.



A reasonable allowance for maintaining the house in good repair is figured in. If your house is new, however, the out-of-pocket expenses will be nominal for the first five years or so.

At the time this book goes to press, those who were in the armed forces are eligible for special credit terms on home ownership. Terms are embodied in the GI Bill of Rights, with these principle features: (1) No down payment is required; (2) the interest rate is four per cent; (3) the appraised value of the property must be a reasonable value as determined by the Veterans Administration appraiser.

Insurance

3960
x 0.4 1/2



TABLE ONE

Interest

Principle

15 yrs.

MONTHLY LOAN PAYMENTS—PER \$1,000 LOAN					
When Rate of Interest Is					
TERM OF LOAN	4% (Veterans' Loans)	4 1/2%	5%*	5 1/2%	6%
10 YEARS	\$10.13	\$10.37	\$10.61	\$10.86	\$11.11
12 YEARS	8.76	9.01	9.25	9.51	9.76
15 YEARS	7.40	7.65	7.91	8.18	8.44
18 YEARS	6.51	6.77	7.04	7.31	7.59
20 YEARS	6.06	6.33	6.60	6.88	7.17
25 YEARS	5.28	5.56	5.85	6.15	6.45

Payments as shown include interest and reduction of principal.
This is approximately equivalent to the charge on FHA loans which are at 4 1/2 per cent interest plus a 1/2 per cent insurance premium paid by the borrower.

TABLE TWO

\$ 47.62
- 3.90
\$ 43.72

*

COMPARATIVE COST OF HOME LOANS AT 5%				
	25-yr. loan	20-yr. loan	15-yr. loan	15-yr. loan
TOTAL COST OF HOUSE	\$9,000	\$9,000	\$9,000	\$9,000
DOWN PAYMENT	2,500	2,500	2,500	4,000
LOAN NEEDED	\$6,500	\$6,500	\$6,500	\$5,000
PRINCIPAL & INTEREST Monthly Payment	\$38.02	\$42.90	\$51.35	\$39.50
TAXES, INS. & MAINT. Monthly Cost	30.00	30.00	30.00	30.00
TOTAL MONTHLY COST	\$68.02	\$72.90	\$81.35	\$69.50
TOTAL INTEREST COST FOR TERM OF LOAN	\$4,906	\$3,796	\$2,743	\$2,110

TABLE THREE

HOW MUCH TO PAY FOR A HOME

The table below includes all the preliminary cost of acquiring a home. To use the table, just determine the amount you can allocate for housing out of your income. Then in either the monthly or yearly column below find your "Income for Housing" and read across to the vertical column reflecting the terms at which you can get a loan which will show you the amount of loan you can carry. To this figure add the down payment you have available to determine the amount you can pay for a home.

INCOME FOR HOUSING		AMOUNT OF LOAN WHICH INCOME FOR HOUSING CAN CARRY						DOWN PAY- MENT (FILL IN BELOW)	TOTAL AMOUNT YOU CAN SPEND FOR A HOME
		At 4 Per Cent		At 5 Per Cent		At 6 Per Cent			
Monthly	Annual	15 Years	20 Years	15 Years	20 Years	15 Years	20 Years		
\$35	420	3230	3680	3090	3500	2960	3310		
\$40	480	3690	4210	3530	4000	3380	3780		
\$50	600	4620	5260	4410	5000	4230	4720		
\$60	720	5540	6320	5290	6000	5070	5670		
\$80	960	7380	8420	7060	8000	6760	7560		
\$100	1200	9230	10530	8820	10000	8450	9450		
\$125	1500	11540	13160	11030	12500	10560	11810		

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